



## Appletree Lane, Roydon, Diss, IP22 4TL

**Guide Price £300,000 - £325,000**

Having been significantly enhanced and upgraded, this immaculately presented three bedroom detached house enjoys a corner plot position, southerly facing rear gardens, off-road parking and single garage

- Corner plot position
- Garage
- Southerly facing rear gardens
- Immaculately presented
- En-suite facilities
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.





## Property Description

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### Situation

Located to the north west of Diss the property is found upon a small no through close, bordering Roydon/Diss. Appletree Lane is still within walking distance of not only the town centre but also to the open rural countryside to the west of Roydon. The historic market town of Diss is situated upon the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive range of many day to day amenities and facilities whilst having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached house having been built in the mid-1990s by respected developers Wilcon Homes and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors, heated by a modern gas fired combination boiler via radiators. Throughout the property is presented in the most excellent decorative order having been much enhanced and upgraded by the current vendors.

### Externally

The property is set back from the road and enjoys a larger than average sized corner plot position with off-road parking leading up to the single garage, (with electric roller door to front, personnel door to side, power/light connected and storage space within eaves). To the side of the garage is a paved patio area creating an excellent space for alfresco dining and additional storage space. Beyond the main gardens are found being predominantly laid to lawn and enclosed by panel fencing enjoying a southerly aspect.

The rooms are as follows

**ENTRANCE HALL:** A pleasing and spacious first impression, composite double glazed door to front. Stairs rising to first floor level and access to the reception room and wc to side. Karndene flooring.

**RECEPTION ROOM ONE:** Found to the rear of the property and with access to the conservatory and views over the gardens and beyond. A light, bright and airy room. Fireplace with gas fire. Under stairs storage cupboard. Access to reception room two.

**RECEPTION ROOM TWO:** With window to the front aspect. Currently used as a formal dining room and with access leading through to the kitchen. Karndene flooring.

**KITCHEN:** With window to rear overlooking the rear gardens. This modern and replaced kitchen offers an excellent range of wall and floor unit cupboard space, four ring gas hob with extractor above and oven below, space for washing machine, and fridge/freezer. Vinyl flooring. Larder cupboard to side. Door to side given external access.

**CONSERVATORY:** Upvc double glazed conservatory extension upon a brick plinth. French doors giving external access. LVT flooring. Radiator to side.

**FIRST FLOOR LEVEL:** With access to the three bedrooms and family bathroom. Access to loft space above. Airing cupboard to side.

**BEDROOM ONE:** A general size principal bedroom with window to front and having the luxury of en-suite facilities.

**EN-SUITE:** With frosted window to rear, a replaced matching suite with shower cubicle, low-level wc, wash hand basin in white. Heated towel rail.

**BEDROOM TWO:** With window to the front aspect. A double bed size room. Two built-in storage cupboards to side.

**BEDROOM THREE:** A single bed size room found to the rear of the property.

**BATHROOM:** Another replaced suite. Presented in an excellent condition and comprising panelled bath with shower over wc, wash hand basin and heated towel rail.

**OUR REF:** 8256





# Viewing Arrangements

Strictly by appointment

# Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

