



## Glebe Drive, Roydon, Diss, IP22 5BB

**Guide Price £300,000 - £325,000**

Tucked away upon a small spur close, this immaculately presented and spacious two bedroom detached bungalow enjoys a pleasing position boasting rural views and westerly facing rear gardens.

- Walking distance to town centre
- Single garage
- Field views
- Freehold
- Westerly facing rear gardens
- Off-road parking for 3 vehicles
- Council Tax Band C
- Energy Efficiency Rating B.



## Property Description

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### Situation

Located to the west of Diss, the property is found upon a modern and attractive development towards the outskirts of the town and within the beautiful surrounding countryside. The development comprises a mixture of houses and bungalows predominantly centred around a large and attractive green giving a pleasing feel to the development. Further being within short walking distance of the town centre and rural countryside. The historic market town of Diss offers an extensive and diverse range of many day to day amenities and facilities along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a spacious two bedroom detached bungalow having been built in 2015 by respected developers, Persimmon Homes of modern and thermally, efficient, construction, utilising brick and block external walls with stud partitions and dry lined internal walls sealed unit upvc double glazed windows and doors whilst being heated by a gas fired combination boiler via radiators. Throughout the property is presented in a most excellent decorative order having been well maintained and cared for.

### Externally

The property is found upon a small spur close comprising of just a handful of similar attractive bungalows backing onto the rural countryside. To the front aspect of the property there is off-road parking upon a brick weave driveway leading up to the single garage which measures 19' x 10'. The main gardens lie to the rear of the property enjoying a westerly facing aspect whilst taking views over the rural countryside. More recently the vendor has had the gardens landscaped for ease of maintenance, offering a variety of plants and shrubs giving plenty of colour in the summer months with patio area giving excellent space for alfresco dining.



The rooms are as follows

**ENTRANCE HALL** 15'4" x 4'1" Giving access to reception room, two bedrooms and bathroom. Airing cupboard and storage cupboard loft hatch.

**LOUNGE/DINER** With two windows to front, a bright and spacious lounge/diner giving access to kitchen. Lounge measures 16'9" x 10'10" and dining area measures 13'5" x 8'4". Upvc French doors looking out and giving access to Westerley facing rear gardens. With patio area giving excellent space for alfresco dining

**KITCHEN** 13'3" x 8'1" With window aspect to side. Electric oven, flooring, hob and extractor fan, one and a half bowl stainless steel sink with drainer and mixer tap. Plenty of wall and floor storage units and space for white goods, plumbing for washing machine worktop space

**BEDROOM ONE** 11'2" x 8'6"  
With window aspect to rear, double bedroom giving access to en-suite .

**EN-SUITE:** 8'3" x 3'8" Comprising of shower cubicle, low-level wc and porcelain sink

**BEDROOM TWO** 10'8" x 9'  
With window aspect to front. Second double bedroom

**BATHROOM** 8'10" x 6'1"  
With window aspect to side. With large walk-in shower cubicle, low-level wc, porcelain sink and tiled splashback's

**OUR REF** 8250



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

IP22 4JZ

[sales@whittleyparish.com](mailto:sales@whittleyparish.com)

01379 640808

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