



## Factory Lane, Roydon, Diss, IP22 4EG

**Guide Price £425,000 - £450,000**

This stunning four-bedroom detached house offers a unique corner plot position, showcasing beautiful rural views over Quaker woods and westly-facing rear gardens. Impeccably presented, this property is an ideal choice for those seeking a tranquil situation yet still within walking distance of the town centre.

- Corner plot position backing onto Quaker woods
- Approx 1287 sq ft
- En-suite facilities
- Freehold
- Double detached garage
- Plot size 0.12 acres (sts)
- Council Tax Band E
- Energy Efficiency Rating D.



## Property Description

---

### Situation

Conveniently located to the north west of the town, just within Roydon and still within a short walk to the town centre. Over the years, this area has become highly desirable for homeowners. The property sits on a spacious corner plot, with a beautiful backdrop of woodland and rural fields, giving it a unique charm. Factory Lane is known for its attractive properties on large plots, all within easy reach of the open countryside. Diss, a historic and bustling market town, offers a wide range of amenities and facilities for everyday needs, including a mainline railway station with direct services to London Liverpool Street and Norwich.

### Description

This property is a four bedroom detached house built in the early 1990s by Messr Wilcon Homes. It features a traditional brick and block cavity wall construction with a pitched interlocking tiled roof. The property benefits from sealed unit UPVC double glazed windows and doors, as well as a replaced gas fired central heating boiler. With a generous size of approximately 1300 sq ft, the property offers versatile living space and is presented in excellent decorative order, having been well maintained and enhanced.

### Externally

Nestled away from the road, this property offers ample off-road parking with a convenient tarmac driveway leading up to the house and double garage. The double garage 16' 4" x 16' 8" (5.00m x 5.09m) features two electric roller doors, power and light connections, a rear personnel door, and additional storage space within the eaves. The main gardens of the property are located at the rear and are generously sized. They have been meticulously maintained over the years and are now flourishing with a diverse range of herbaceous plants, shrubs, and specimen trees. A paved patio area adjacent to the property provides the perfect setting for outdoor dining and entertainment. The gardens also offer a pleasant view of an established tree line and the scenic rural fields beyond.

The rooms are as follows

**ENTRANCE HALL:** A welcoming entrance with stairs leading to the first floor and access to reception rooms, kitchen, and cloakroom. Includes a spacious under stairs storage cupboard.

**CLOAKROOM/WC:** 5' 9" x 2' 10" (1.75m x 0.86m) Small but functional bathroom with a frosted window, low level wc, and wash hand basin.

**KITCHEN/DINER:** 8' 10" x 12' 4" (2.69m x 3.76m) The kitchen features ample storage space with wall and floor units, a double oven, gas hob, and a breakfast area. Windows provide natural light and a upvc door gives access to the rear. Dining area measuring 8' 11" x 6' 11" (2.72m x 2.11m).

**RECEPTION ROOM ONE:** 14' 0" x 15' 5" (4.27m x 4.7m) A bright and spacious room with windows on both ends. Features a focal point fireplace and sliding doors leading to the conservatory extension.

**RECEPTION ROOM TWO:** 11' 3" x 9' 3" (3.43m x 2.82m)

Currently used as a formal dining room but can be utilized for various purposes. Includes a window overlooking the front aspect.

**CONSERVATORY:** 10' 0" x 9' 6" (3.05m x 2.9m) A well-built conservatory extension with double glazing, oak flooring, and a radiator. French doors open up to the rear gardens.

**FIRST FLOOR LEVEL: LANDING:** The landing includes panelled internal doors leading to four bedrooms and a bathroom. Also features a built-in airing cupboard.

**BEDROOM ONE:** 14' 0" x 8' 10" (4.27m x 2.69m) A spacious master bedroom with a window offering scenic views of the rural countryside. Includes en-suite facilities.

**EN-SUITE:** 5' 7" x 6' 11" (1.7m x 2.11m) The en-suite bathroom includes a shower cubicle, low level wc, wash hand basin, and a heated towel rail. Provides privacy with a frosted window.

**BEDROOM TWO:** 8' 10" x 9' 11" (2.69m x 3.02m) A generous double bedroom with elevated views of the rear gardens and fields. Includes two built-in storage cupboards.

**BEDROOM THREE:** 11' 0" x 6' 4" (3.35m x 1.93m) Includes a window overlooking the front aspect.

**BEDROOM FOUR:** 11' 4" x 6' 7" (3.45m x 2.01m) Features a window overlooking the front aspect.

**BATHROOM:** 5' 6" x 8' 10" (1.68m x 2.69m) The bathroom includes a panelled bath with a shower overhead, low level wc, and a wash hand basin over a vanity unit.

**SERVICES:**

Drainage - Mains drainage

Heating type - Gas central heating

EPC rating - D

Council Tax Band - E

Tenure - Freehold

**OUR REF:** 8386



# Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

Diss

IP22 4JZ

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

01379 640808

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.

