



## High Road, Roydon, Diss, IP22 5RD

**Guide Price £500,000 - £525,000**

Enjoying a secluded position, this five bedroom detached house is immaculately presented throughout benefitting from a large kitchen/diner, extensive off-road parking and large rear gardens.

- 5 bedrooms
- Large kitchen/diner
- 3 bathrooms
- Freehold
- Immaculately presented throughout
- Extensive off-road parking
- Council Tax Band F
- Energy Efficiency Rating C.



## Property Description

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### Situation

Occupying a prominent and secluded position the property is found within the village of Roydon, (adjoining Diss) situated just a mile or so from the town centre to the west of Diss and still within walking distance of the high street. The village of Roydon over the years has proved to have been a popular and sought after location by way of still retaining a strong and active local community helped by retaining schooling, transport links, garage with convenience store, public house/restaurant and fine church. 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 an impressive renovated five bedroom detached house being of traditional brick and block construction with colour wash rendered elevations under a pitched interlocking tiled roof, whilst being heated by a gas fired central heating boiler via radiators. Offering light and spacious rooms throughout over three floors whilst being in immaculate decorative order with particular notice drawn to the large kitchen/diner, three bathrooms and multiple rooms offering potential for office space.

### Externally

The property is set back from the road approached via a hardstanding driveway through wooden gates leading up to the house giving extensive off-road parking for multiple vehicles with shingle area providing further space if required. The main gardens lie to the rear and are of a most generous size being predominantly laid to lawn with patio area creating excellent space for alfresco dining, shed to side, all being enclosed by panel fencing with trees and hedging giving a beautiful leafy green outlook.



The rooms are as follows:

**MAIN ENTRANCE HALL:** Giving access to kitchen/diner, two reception rooms, study and stairs rising to first floor level. Under stairs storage cupboard.

**RECEPTION ROOM ONE:** 12' 5" x 20' 8" (3.80m x 6.32m) Triple aspect to front, side and rear being a bright and spacious room with fireplace to side, large bay window to side and access to rear gardens via double French doors.

**RECEPTION ROOM TWO:** 12' 6" x 10' 5" (3.82m x 3.20m) With window to front being a bright reception lending itself for a number of different uses potential for large downstairs office space.

**KITCHEN/DINER:** 15' 4" x 20' 11" (4.69m x 6.38m) maximum measurements. Triple aspect to front, side and rear, this beautifully presented light and spacious kitchen offers an extensive range of wall and floor units, work surfaces, breakfast bar, four ring electric hob with extractor above, electric oven, one and a half bowl porcelain sink with drainer and mixer tap, built-in dishwasher, space for fridge freezer, space for dining table and chairs. Tiled flooring. Access to side entrance hall.

**STUDY:** 5' 5" x 5' 6" (1.67m x 1.68m) With window to rear perfect office space with views over the rear gardens.

**SIDE ENTRANCE HALL:** 3' 8" x 11' 11" (1.14m x 3.64m) Giving access to the front of the property, access to large rear gardens and to utility and wc.

**UTILITY:** 8' 0" x 6' 8" (2.44m x 2.05m) With window to front, plumbing for washing machine and space for tumble dryer. Wall and floor units, work surfaces, porcelain sink with drainer and mixer tap, storage cupboard to side.

**WC:** 4' 7" x 2' 7" (1.42m x 0.81m) With window to rear comprising low level wc and hand wash basin, tiled throughout.

**OFFICE/GYM:** 10' 2" x 10' 5" (3.12m x 3.18m) With double aspect to front and side lending itself for a number of different uses, potential for office space.

**FIRST FLOOR LEVEL - LANDING:** 20' 3" x 10' 1" (6.19m x 3.09m) including stairs. Giving access to four bedrooms and bathroom with stairs rising to second floor level.

**BEDROOM TWO:** 12' 6" x 15' 1" (3.83m x 4.61m) With window to front being a light and most spacious double bedroom with walk-in wardrobe and access to en-suite facilities.

**EN-SUITE:** 5' 1" x 4' 9" (1.57m x 1.45m) With window to rear comprising corner shower cubicle, low level wc, hand wash basin over vanity unit, tiled throughout.

**BEDROOM THREE:** 14' 7" x 10' 6" (4.47m x 3.22m) With window to front being a light and spacious double bedroom with built-in wardrobe.

**BEDROOM FOUR:** 12' 0" x 8' 11" (3.68m x 2.74m) With window to front being a spacious double bedroom with built-in wardrobe.

**BEDROOM FIVE:** 8' 9" x 8' 2" (2.67m x 2.51m) With window to rear offering potential for an upstairs office, built-in wardrobe and storage.

**BATHROOM:** 8' 9" x 5' 11" (2.67m x 1.81m) With window to rear comprising panelled bath with overhead shower, corner shower cubicle, low level wc, hand wash basin over vanity unit, tiled throughout.

**SECOND FLOOR LEVEL - BEDROOM ONE:** 22' 8" x 11' 9" (6.93m x 3.59m) With window to rear being a beautiful master bedroom with walk-in wardrobe and large storage cupboard. Velux window to rear giving elevated views over the rear gardens. Access to en-suite.

**EN-SUITE:** 5' 3" x 6' 3" (1.61m x 1.93m) With corner shower cubicle, low level wc, hand wash basin, tiled throughout.

**VIEWINGS:** Strictly by appointment with Whitley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

#### SERVICES

Drainage – TBC

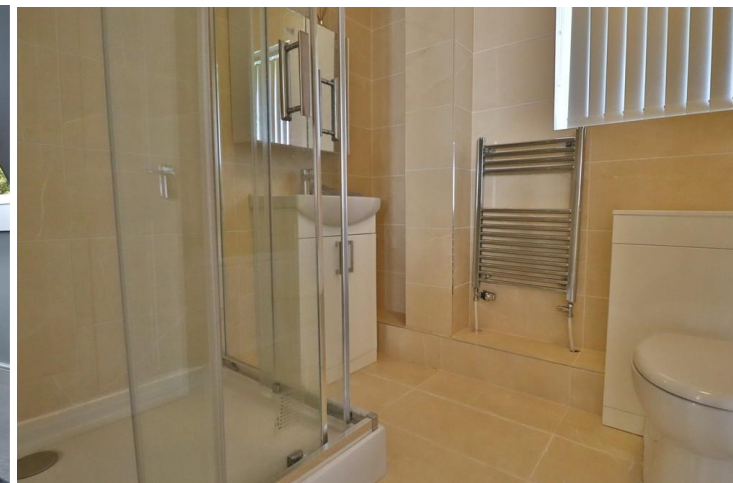
Heating Type – Gas

EPC rating – C

Council Tax Band – F

Tenure - Freehold

**OUR REF:** 7929



# 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.

