

ROYDON ROAD

Diss IP22 4LN

Freehold | Energy Efficiency Rating : D

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**STARKINGS
WATSON**

- Semi-Detached Victorian Home
- Sought After Town Centre Location
- Impressive Main Reception with Fireplace
- Two Further Receptions
- Five Wonderful Bedrooms
- Kitchen/Breakfast Room with Pantry & Utility
- Private & South Facing Walled Rear Gardens
- Off Road Parking & Garage

IN SUMMARY

This SUBSTANTIAL and HANDSOME VICTORIAN town house is located within the heart of DISS TOWN CENTRE, with OFF ROAD PARKING and a GARAGE. Offering immaculate accommodation extending to approximately 2800 Sq. ft (stms), there is an array of ORIGINAL CHARACTER FEATURES throughout to include picture rails, sash windows, fireplaces and high ceiling to name a few. The property benefits from STUNNING WALLED and PRIVATE SOUTH FACING REAR GARDENS, with outbuildings as well as the GARAGE and PARKING. Internally you will find THREE MAGNIFICENT RECEPTION ROOMS, a sun room, KITCHEN/BREAKFAST ROOM with pantry, utility room and W.C completing the ground floor. On the first floor there are FIVE GENEROUS DOUBLE BEDROOMS, a landing/study and TWO BATHROOMS.

SETTING THE SCENE

Approached from the roadside there is a walled front garden with gated access and pathway to the traditional main entrance door. To one side you will find an off-road parking space in front of the attached single garage with roller door.

THE GRAND TOUR

Entering through the traditional entrance door into the welcoming hallway you will find stairs to the first-floor landing and traditional built-in storage cupboards. The first room off the hallway to the right is the dining room with a marvellous bay window to the front and feature fireplace. The dining room is open plan to a similarly sized sitting room with matching bay window to front and working fireplace. Via a set of double doors you will then find a traditional sun room overlooking the rear garden with original tiled flooring, doors onto the garden, a door into the integral garage and doors into the family room. Leading back off the main hallway the next room is the family room with an attractive bay window with doors leading into the sun room and offering a feature fireplace - this is a flexible room which could be used for a number of purposes. The kitchen/breakfast room is at the end of the hallway, a generously sized room with walk-in pantry cupboard, door to the garden and space for a table and chairs. The kitchen has ample cupboards and solid work surfaces with space for a large Range cooker, integrated dishwasher and space for fridge/freezer. There is a door to the back staircase leading to the back bedrooms and a door to the utility room. The utility offers further cupboard storage and space for white goods and useful space for coats and shoes as well as a door to the garden and door to the W.C. Heading up the main staircase to the first floor landing you will find a wonderful landing space suitable for a study desk to the front. The landing splits into two parts with the two bedrooms located to the front of the house. The first one at the end of the house is a stunning double room with dual aspect, fireplace, double built-in wardrobes and a bay window to front. the second smaller room offers a bay window to



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the front. The middle bedroom off the landing offers a bay window to the side with feature fireplace and built-in wardrobe as well as a useful en-suite shower room. The main family bathroom can be found adjacent with 'his and hers' sink, rolled top bath with shower over and panelling. There are then two bedrooms to the rear of the property with one leading into the other and the back bedroom benefiting from a secondary staircase down to the kitchen.

THE GREAT OUTDOORS

The stunning rear garden has a sunny southerly aspect and is very private for the town centre with nothing behind. The garden is mainly laid to lawn with various paved patio areas, one to the bottom of the garden and the other off the garden room both ideal for outside entertaining. The garden is walled and fully enclosed and has the benefit of a brick built outbuilding ideal for conversion into accommodation (stp). There are also further brick-built outbuildings and store rooms. There is also rear access to the garage with an up an over door providing access to the frontage.

OUT & ABOUT

The property is located relatively centrally within the town of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.

FIND US

Postcode : IP22 4LN

What3Words : ///glove.prevented.joked

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

Price:



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Ground Floor



Floor 1

Approximate total area (m²)

2840.42 ft²

263.88 m²

Reduced bedroom

13.91 ft²

1.29 m²

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m² & 2ft)

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.