

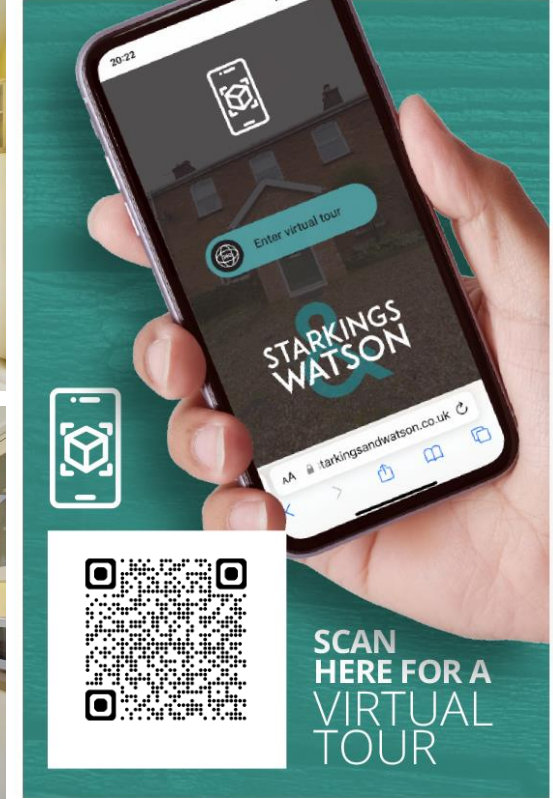
LOUIES LANE

Roydon, Diss IP22 4QN

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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- Detached, Extended Bungalow
- Sought After Location Close To Town Centre
- Presented In Immaculate Order
- Two Generous, Extended Reception Rooms
- Three Double Bedrooms
- Family Bathroom, En-Suite & W/C
- Integral Garage/Utility
- Extensive Driveway & Large West Facing Garden

IN SUMMARY

Located on the SOUGHT AFTER LOUIES LANE in ROYDON on the edge of DISS you will find this SUBSTANTIAL DETACHED BUNGALOW extending to over 1400 SQFT internally (stms) having been refreshed and renovated by the current owner. Not only is the internal accommodation generous and beautifully presented, there is clear ANNEXE POTENTIAL within the already converted garage, there is a VAST FRONT DRIVEWAY with plenty of parking and stunning secluded gardens with a total plot of approximately 0.3 ACRES (stms). Internally the accommodation comprises, entrance hallway, WC, SITTING/DINING ROOM, newly fitted kitchen/breakfast room, large utility/work room, family bathroom, THREE DOUBLE BEDROOMS and an EN-SUITE shower room.

SETTING THE SCENE

The property is approached via a large and expansive shingled driveway providing plenty of off road parking for a number of vehicles. The main entrance door is

found to the front with another entrance door leading from the driveway into the utility area.

THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with the guest cloakroom and fitted storage. The first room to the left is the well-appointed family bathroom with bath and shower over. You will then find the main sitting/dining room, a double sized room overlooking the garden with plenty of space for soft furnishings and dining table. This leads through into the extended kitchen/dining/breakfast room which has been completed re-fitted. The dining end of the room features a vaulted ceiling with doors out onto the terrace as well as further storage. The kitchen has been fully replaced and re-fitted offering a modern sleek range of units and wood effect worktops over as well as integrated appliances to include fridge, freezer and dishwasher as well as double oven/grill and induction hob. The kitchen leads through to the large utility/work room currently used as a studio and utility combined. This large room offers a lot of flexibility and the possibility of annexe usage with its own separate access to the front. Leading back off the hallway you will find three double bedrooms. The first is currently used as a second sitting room and overlooks the rear garden. There is another bedroom adjacent also overlooking the garden with fitted storage. The main bedroom is found to the front again with fitted wardrobes and a re-fitted en-suite shower room.



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THE GREAT OUTDOORS

The rear garden is a wonderful feature of the property. Off the breakfast room is a hard standing terrace area ideal for alfresco entertaining. There is then a large lawn, bordered by mature borders with established shrubs and trees. The rear half of the garden has further established trees and planting together with a raised vegetable beds. The gardens offer excellent levels of seclusion and privacy alongside detached and substantial sheds/workshops.

OUT & ABOUT

The property is located in the popular village of Roydon, an ideal spot for walking and enjoying the quiet life. The centre of the village of Roydon is within an easy walk of the property has a service station, public house, village hall and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

FIND US

Postcode : IP22 4QN

What3Words : ///vaulting.performs.grafted

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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Approximate total area^m
1434.19 ft²
133.24 m²

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.

(1) Excluding balconies and terraces