

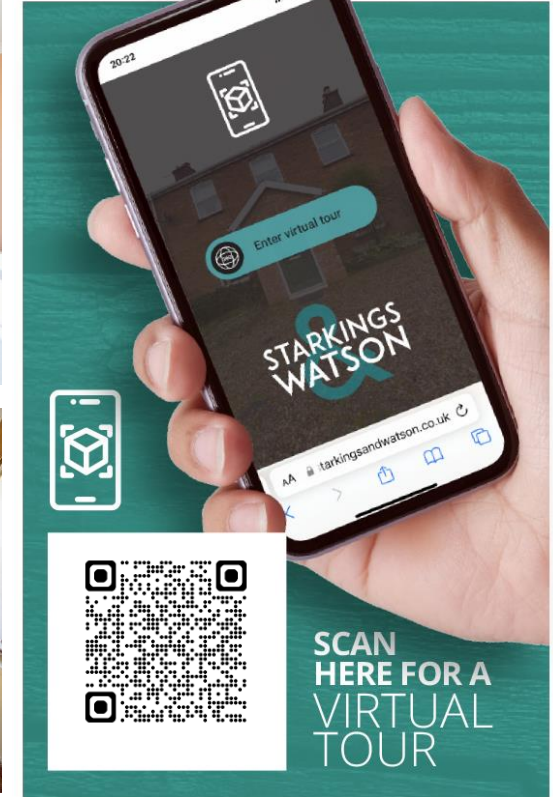
THE CLOSE

# Roydon, Diss IP22 5RE

Freehold | Energy Efficiency Rating : D

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

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- Detached Bungalow
- Built in the 1960's with Only One Owner
- Generous Plot Of 0.21 Acres (stms)
- Large Footprint with Flexible Layout
- Four/Five Ample Bedrooms
- Triple Aspect Reception Room
- Plenty of Driveway Parking & Garage
- Popular Village Location

### IN SUMMARY

NO CHAIN! Located in the SOUGHT AFTER VILLAGE OF ROYDON close to DISS and positioned QUIETLY on a CUL-DE-SAC is this DETACHED CHALET STYLE BUNGALOW offered with no chain. The bungalow is set on a generous and flexible footprint extending to over 1600 SQFT (stms) including the garage and could be configured in a number of ways. Currently you will find FIVE BEDROOMS over two floors, a study room, family bathroom and w/c. There is an IMPRESSIVE double sized triple aspect sitting/dining room, kitchen/breakfast room and utility space. Externally you will find a well-kept garden plot of 0.21 ACRES (stms) as well as plenty of DRIVEWAY PARKING and an integral SINGLE GARAGE. The bungalow was built in the 1960's and has only ever been owned by the same family and would make a wonderful family home for the future.

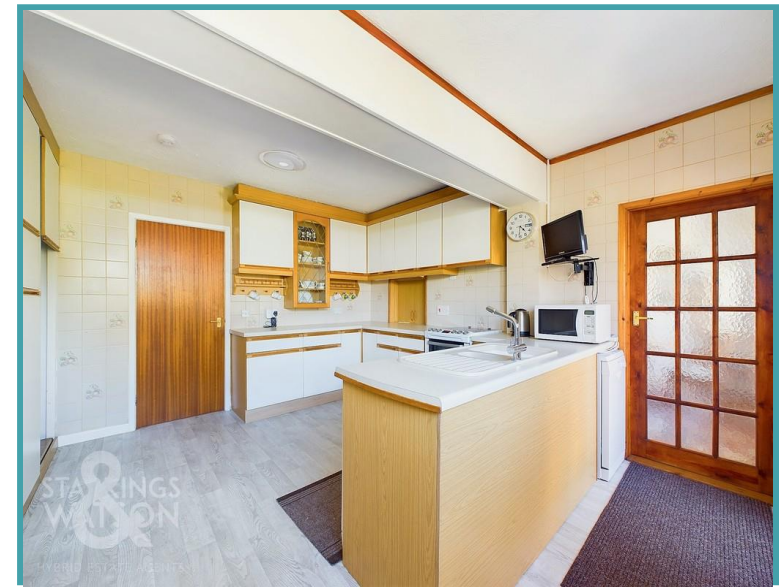
### SETTING THE SCENE

The bungalow is approached via a hard standing driveway to the front providing plenty of off road parking for multiple vehicles, this in turn leads to the

single garage. You will find well-kept front lawned gardens with mature shrubs and planting as well as side access leading to the rear garden. The main entrance door is found to the front leading into the hallway.

### THE GRAND TOUR

Entering the bungalow via the main entrance door you will find an entrance porch leading into the main entrance hallway with a w/c and stairs to the first floor landing. Off the hallway to the left is the main reception room which is flooded with natural light with a triple aspect and a feature fireplace with gas fire. There is ample space for both sitting and dining. Off the back of the dining room there is access to the kitchen/breakfast room with a range of fitted units with rolled edge worktops over as well as space for a small table and access to the useful pantry cupboard. You will find space for freestanding white goods to include oven, washing machine and fridge/freezer. Off the main central hallway in the other direction you will find all the bedrooms and family bathroom. The bathroom offers a separate bath and shower. There is a front bedroom featuring a range of fitted wardrobes currently used as a second sitting room. Heading down the hallway there is access to all further bedrooms of which are of a good size as well as the small study space providing the ideal space for desking. On the first floor in the eaves there is another possible bedroom or study room.



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Diss Office on **01379 450950**



### THE GREAT OUTDOORS

The stunning and well-kept rear gardens are very generous in size and offer a good degree of privacy with no houses behind overlooking. The garden is in good order mainly laid to lawn with a variety of mature planting, trees and shrubs. You will find a pleasant paved patio area as well as timber sheds and summer house as well as useful greenhouse. There is also side access from the front to the rear.

### 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 5RE

What3Words : ///ownership.claims.routes

### 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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