



Snow Street, Roydon - IP22 5SB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Snow Street

Roydon, Diss

Located within a tucked away location down a QUIET country lane in the much requested location of Snow Street in Roydon, the property has a semi-rural feel to it whilst still being on the edge of Diss with all local amenities. The bungalow is presented in EXCELLENT ORDER and extends to approx. 1500 SQFT (STMS) internally. You will find accommodation to include a porch entrance, large L-SHAPE RECEPTION SPACE, separate kitchen and utility room and garden room. There is an inner hallway leading to THREE AMPLE BEDROOMS and en-suite shower room as well as the MAIN FAMILY BATHROOM. Externally there are GENEROUS and PRIVATE rear gardens offering a sunny and mature space with wonderful terrace ideal for outside dining. To the front there is plenty of DRIVEWAY PARKING as well as INTEGRAL DOUBLE GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Bungalow
- Approx 1500 SQFT (stms) internally
- L-Shape Open Plan Reception Space
- Kitchen & Utility
- Three Ample Bedrooms & Two Bathrooms
- Integral Double Garage
- Generous & Private Rear Gardens
- Sought After Village Location





## 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.

## SETTING THE SCENE

Approached via Snow Street and set back from the road in an elevated position, there is a shingle driveway that provides off-road parking for multiple vehicles with access to the integral double garage. The front of the property is enclosed by a low brick wall which frames the front garden which has a variety of bushes and shrubs, and even a lawned area in addition.

## THE GRAND TOUR

Entering the bungalow via the main entrance door, you'll find a small porch entrance with space for coats and shoes. This leads into the large L-shaped main reception room with the sitting area providing feature full length windows allowing plenty of natural light. There is also a brick built fireplace with cast iron woodburner. The dining area provides space for a large table and chairs as well as access to the garden room and internal door to the integral double garage as well as inner hallway. The garden room is a pleasant room providing access via double doors onto the rear terrace.





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You will also find the kitchen access from the dining space which provides a range of modern units with squared edge worktops over as well as freestanding electric cooker and space for further white goods. Off the kitchen is the separate utility room with further range of units and squared edge worktops over as well as space and plumbing for white goods and the oil fired boiler. There is also side access leading to the garden from the utility. Via the inner hallway which features double built in storage cupboards as well as loft hatch access, there are three ample bedrooms and family bathroom. The bathroom is fully tiled with bath and shower over. All three of the ample bedrooms provide built in wardrobes with the master bedroom to the rear overlooking the garden having triple built in wardrobes as well as en-suite shower room.

### FIND US

Postcode : IP22 5SB

What3Words : ///veto.sugar.reserving

### VIRTUAL TOUR

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

### AGENTS NOTE

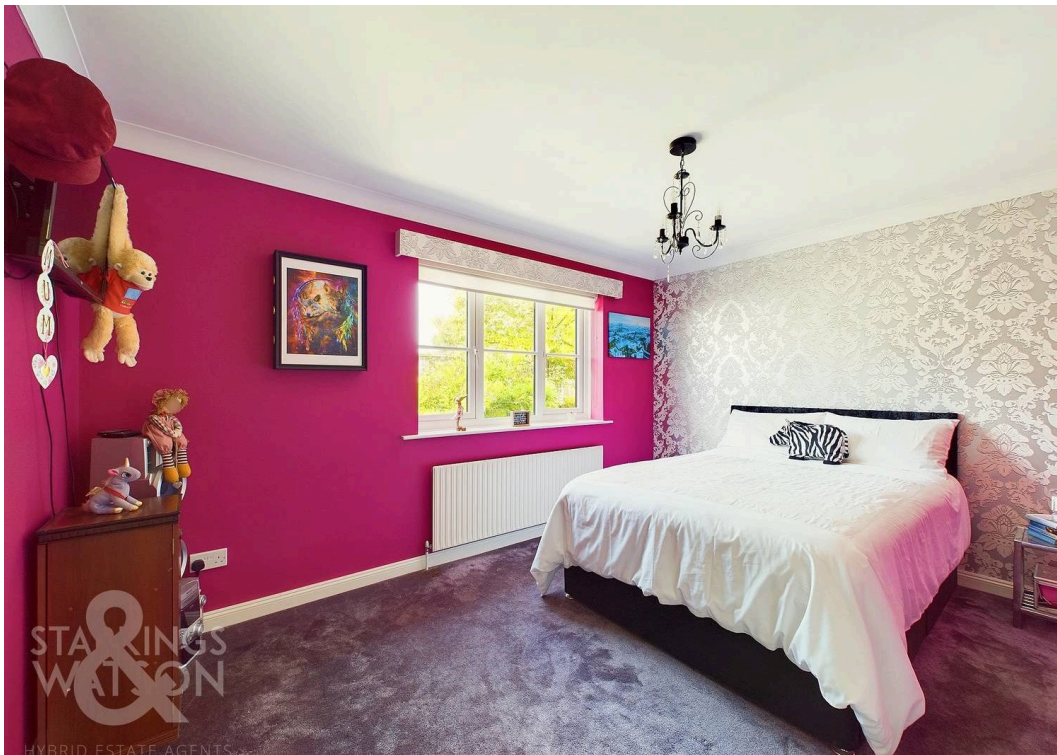
Buyer are advised of the following details;

Drainage is via mains. Central heating is oil. EPC Rating is E. Council Tax Band is D



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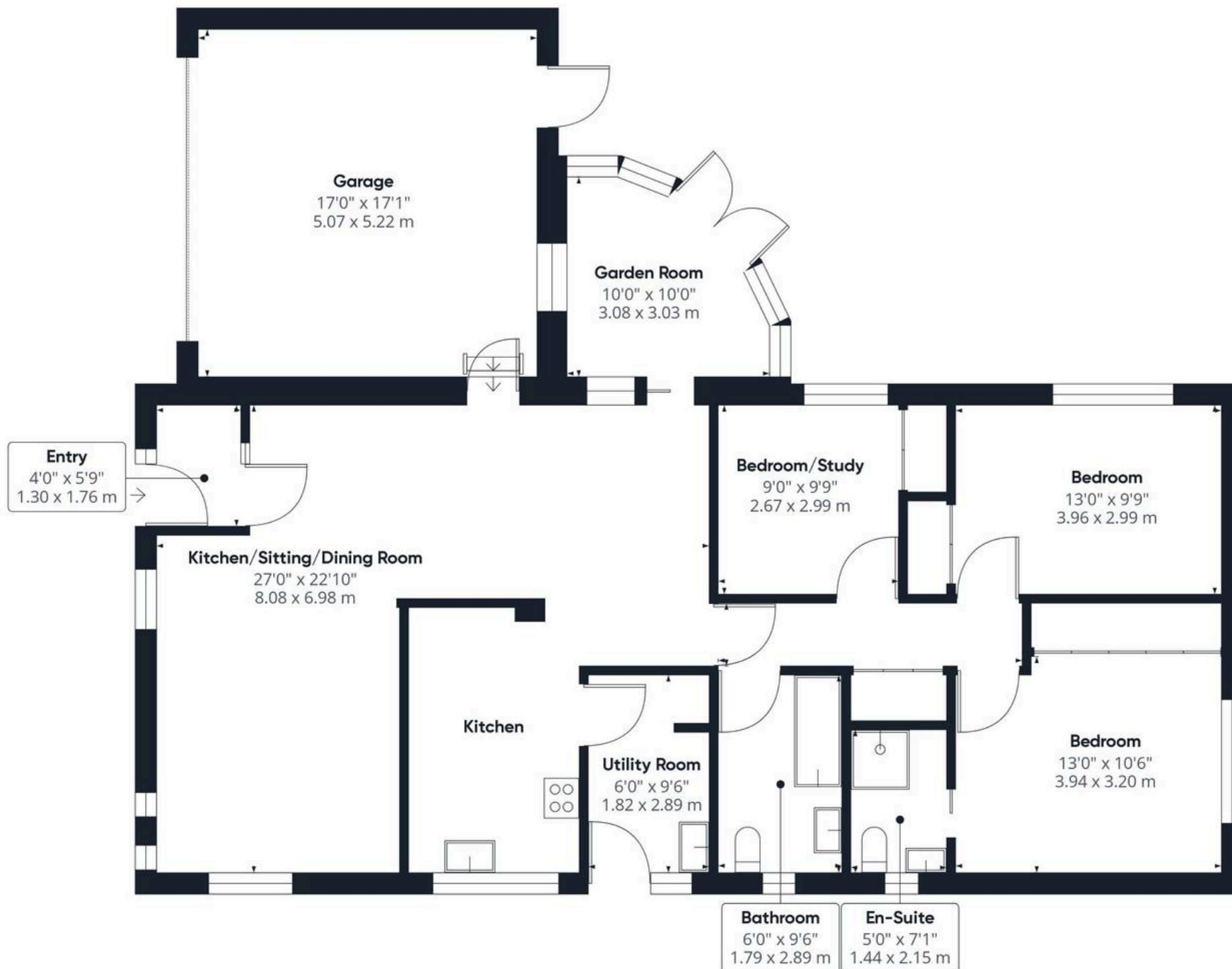


## THE GREAT OUTDOORS

The stunning, private rear garden is landscaped and very well looked after and tended. The rear garden is enclosed by timber panel fences with well stocked borders with the garden being predominantly laid to lawn. Leading from the conservatory, there is a block paved terrace ideal for outside dining and entertaining area. In addition you will find an aluminium summer and greenhouse as well as gated side access down both sides of the bungalow to the frontage.







Approximate total area<sup>(1)</sup>

1516.2 ft<sup>2</sup>  
140.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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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.