



Millway Avenue, Roydon - IP22 4QL





## Millway Avenue

Roydon, Diss

Tucked away within a QUIET CUL-DE-SAC setting, this beautifully renovated TWO BEDROOM DETACHED BUNGALOW presents an excellent opportunity for those seeking a comfortable and stylish residence in a sought-after location in Roydon ON THE EDGE OF DISS. The motivated vendor has meticulously maintained the property, ensuring it is presented in excellent order throughout. Boasting GAS CENTRAL HEATING and AIR CONDITIONING units, this home offers modern comforts alongside its charming features. The spacious layout includes a large L-shaped main reception area with space for dining and sitting as well as double doors leading out. The separate kitchen is well-appointed to cater to all culinary needs as well as a very useful and spacious UTILITY/PORCH in addition to the kitchen. TWO DOUBLE BEDROOMS, including a master with EN-SUITE, and a RENOVATED FAMILY BATHROOM complete the interior accommodation, providing ample space for comfort and convenience. The PRIVATE AND NON-OVERLOOKED rear gardens offer a peaceful retreat, with a serene setting for outdoor enjoyment. In addition, the property benefits from ample driveway parking and a SINGLE GARAGE, enhancing its practicality and desirability as a place to call home.



Council Tax band: C  
Tenure: Freehold  
EPC Energy Efficiency Rating: C

- Motivated Vendor!
- Detached Renovated Bungalow
- Presented In Excellent Order Throughout
- Gas Central Heating & Air Conditioning Units
- Large L-Shaped Main Reception & Separate Kitchen
- Two Double Bedrooms, En-Suite & Family Bathroom
- Private Non Overlooked Rear Gardens
- Ample Driveway Parking & Single Garage
- Quiet Cul-De-Sac Setting

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 the cul-de-sac you will find a recently laid hard standing driveway providing ample off road parking for approximately three vehicles. There is a single semi-detached garage also to the front with up and over door, power and light. From the driveway there is a secure gate to the side which leads to the main entrance door to the side of the bungalow within a secure entrance passage which also provides access to the rear garden beyond.

## THE GRAND TOUR

Entering the bungalow via the main entrance door to the side you are greeted by a porch/utility providing plenty of useful cupboard storage as well as space for white goods including fridge/freezer, washing machine and tumble dryer. This flows through to the inner hallway which leads to all further rooms. The kitchen is the first room off the hallway with a range of fitted units wall and base level with wood effect worktops over. You will find an integrated electric oven and gas hob over with extractor fan in addition. Also found to the front of the bungalow is the main L-shaped reception space with ample room for sitting and dining as well as double doors leading out to the front. You will also find a hot and cold air conditioning unit. The family bathroom has been re-fitted to include a w/c and hand wash basin as well as wet room style walk in shower with rainfall head. Both double bedrooms can be found to the rear of the bungalow onto the rear garden and both feature the same hot and cold air conditioning units. The main bedroom also features a recently re-fitted en-suite bathroom which is fully tiled with w/c, hand wash basin and bath with rainfall shower over.

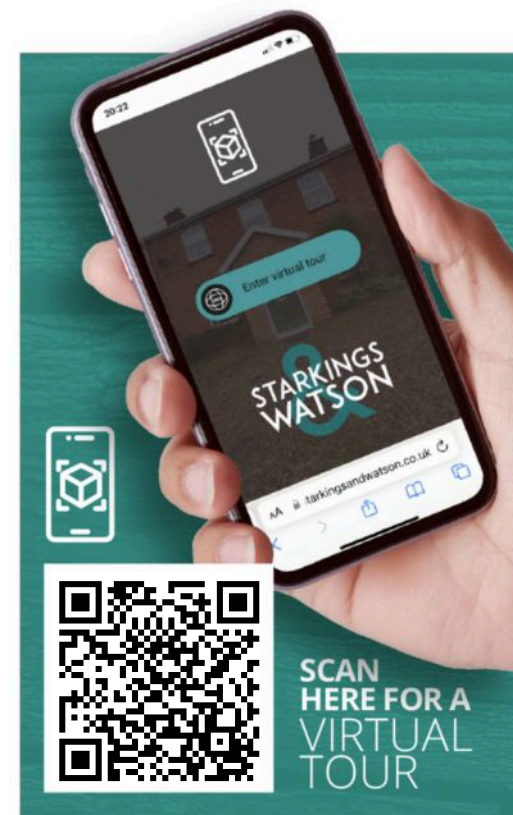
## FIND US

Postcode : IP22 4QL

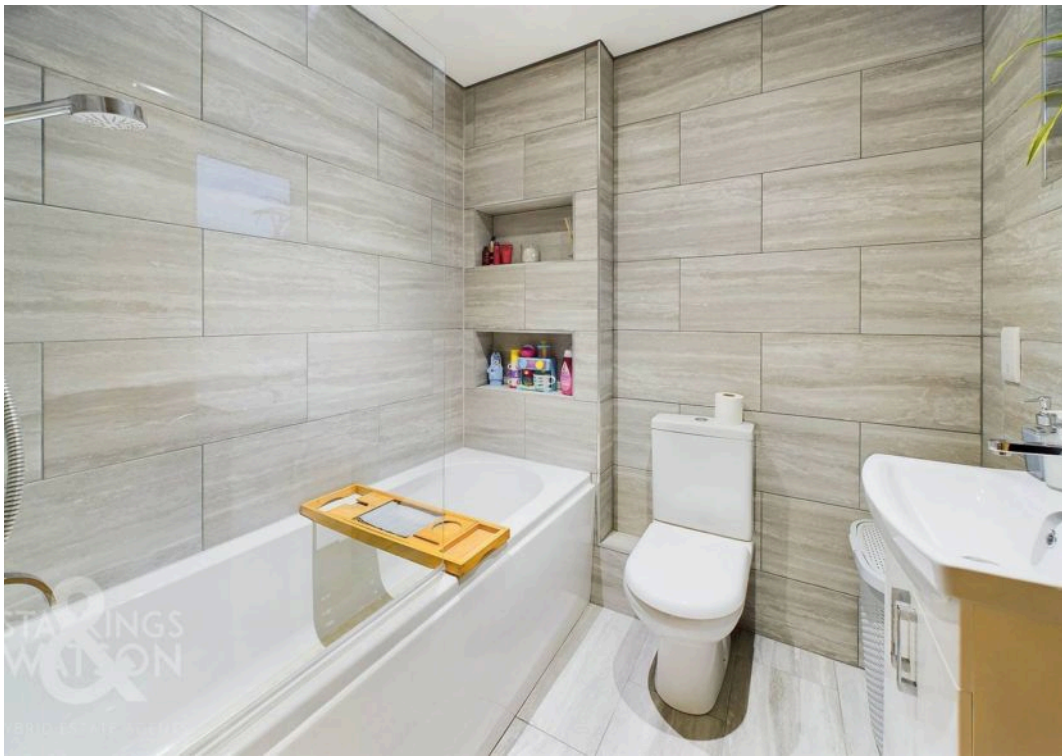
What3Words : ///curiosity.balconies.refreshed

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The private rear garden is mainly laid to lawn with planting borders to the rear. The garden offers a private and sunny aspect with plenty of privacy and is also enclosed with timber fencing surrounding. There is a hard standing area and pathway also with a side access leading to the enclosed side entrance to the bungalow.

### Garage

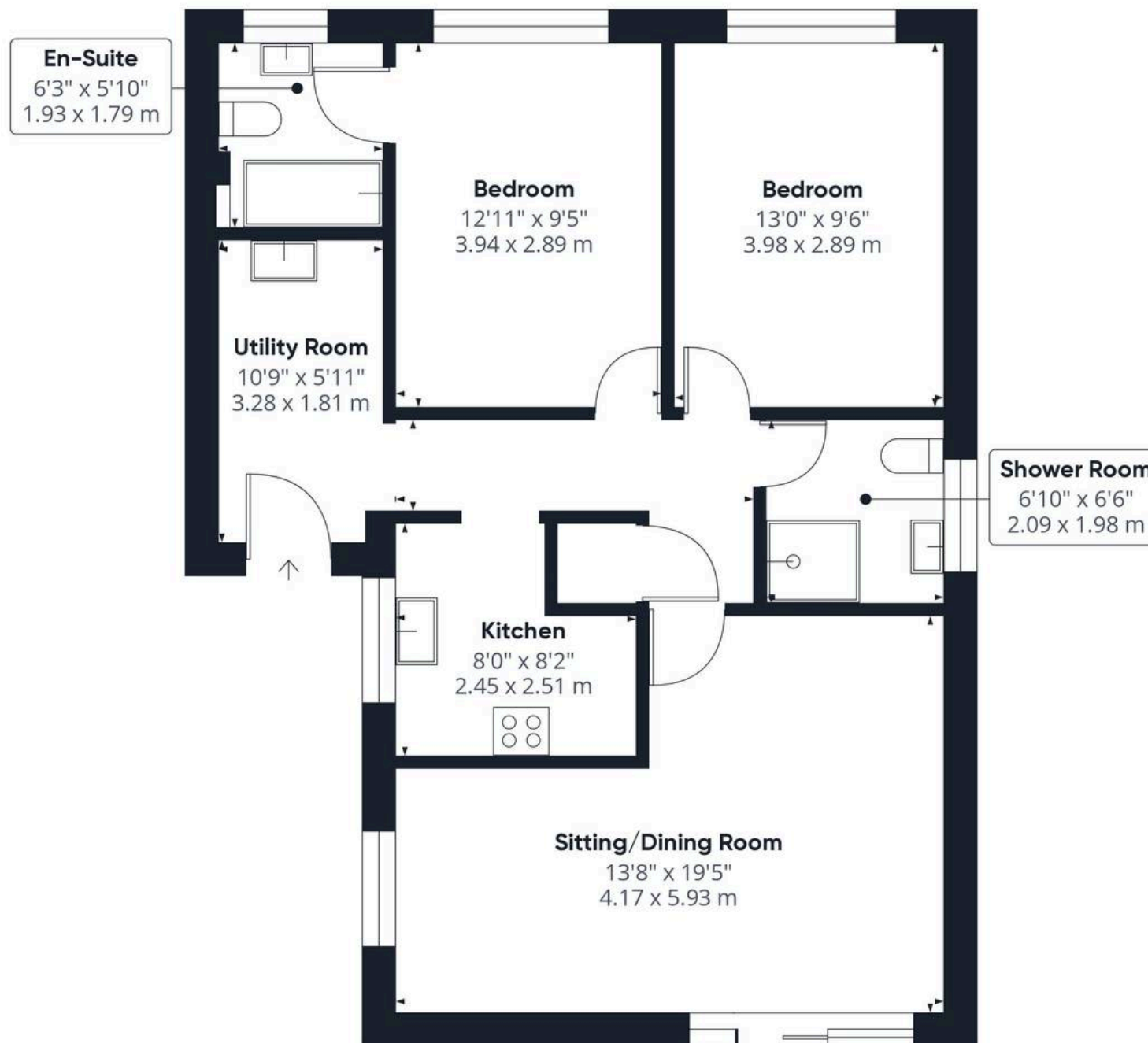
Semi-detached single garage

### Driveway

3 Parking Spaces

large hard standing driveway providing ample parking for three vehicles off road.





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

743.23 ft<sup>2</sup>

69.05 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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.