



Aldrich Way, Roydon - IP22 4FJ



Aldrich Way

Roydon, Diss

Presenting a charming TWO BEDROOM SEMI-DETACHED house in a desirable CUL-DE-SAC LOCATION. This home boasts a spacious sitting/dining room along with a separate kitchen to the front, providing ample living space with the sitting room opening onto the garden. The two well-proportioned bedrooms on the first floor offer comfortable accommodation for residents alongside the family bathroom. The property features PRIVATE and ENCLOSED REAR GARDENS, perfect for relaxation and outdoor activities. Convenient amenities include DRIVEWAY PARKING and a SINGLE GARAGE, ensuring secure vehicle storage. Situated in a prime location for town access and every-day amenities, this property offers both convenience and comfort. Ideal for FIRST TIME BUYERS looking to step onto the property ladder or those seeking a promising buy-to-let investment opportunity. This semi-detached home presents a wonderful opportunity to own a property in a sought-after location, boasting a blend of comfort, convenience, and potential.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

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.

- Semi-Detached Home
- Cul-De-Sac Location
- Sitting/Dining Room & Separate Kitchen
- Two Ample Bedrooms
- Private Enclosed Rear Gardens
- Driveway Parking & Single Garage
- Well located For Town & Amenities
- Ideal For First Time Buyers Or Buy To Let



SETTING THE SCENE

Approached to the end of the cul-de-sac tucked up the corner you will find a hard standing driveway providing off road parking for one vehicle which leads to the single garage. There is a front garden providing privacy with trees and shrubs as well as a pathway leading to the covered main entrance door to the front. To the side of the garage is a very useful covered passage leading to the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front you will find an entrance hallway with access to the kitchen at the front and a the sitting room beyond to the rear. The kitchen features a range of wall and base level units with rolled edge worktops over as well as integrated electric oven and hob as well as space for fridge/freezer and washing machine. The sitting room offers plenty of space for both sitting and dining and provides a door to the rear garden as well as stairs to the first floor landing.

Heading up to the first floor there is a main double bedroom with a range of built in wardrobes as well as a second bedroom to the front. There is also a family bathroom with w/c, hand wash basin and bath with shower over. A cupboard can also be found in the bathroom housing a newly installed gas fired boiler.

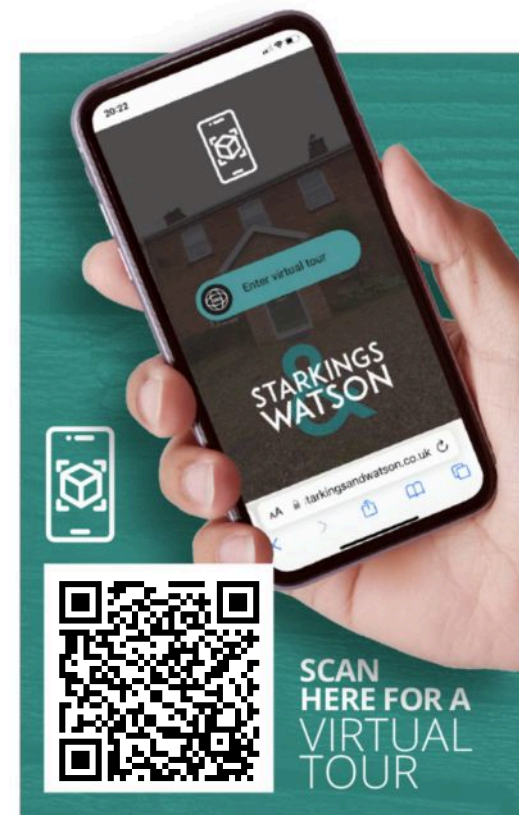
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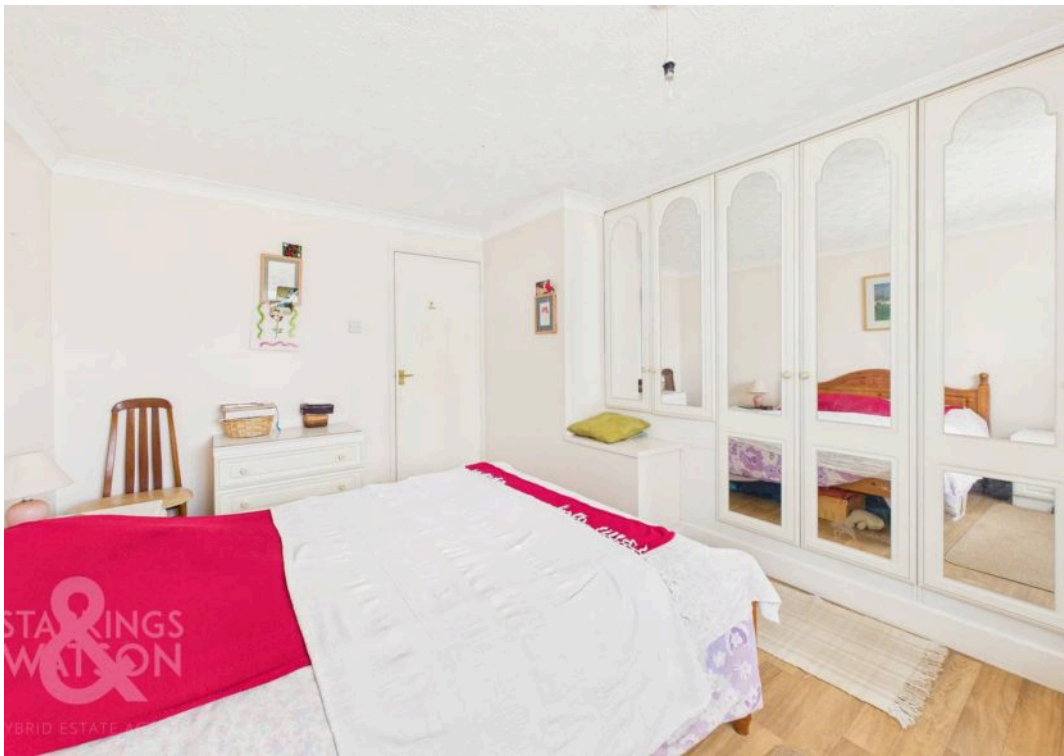
Postcode : IP22 4FJ

What3Words : ///hypnotist.bind.procured

VIRTUAL TOUR

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







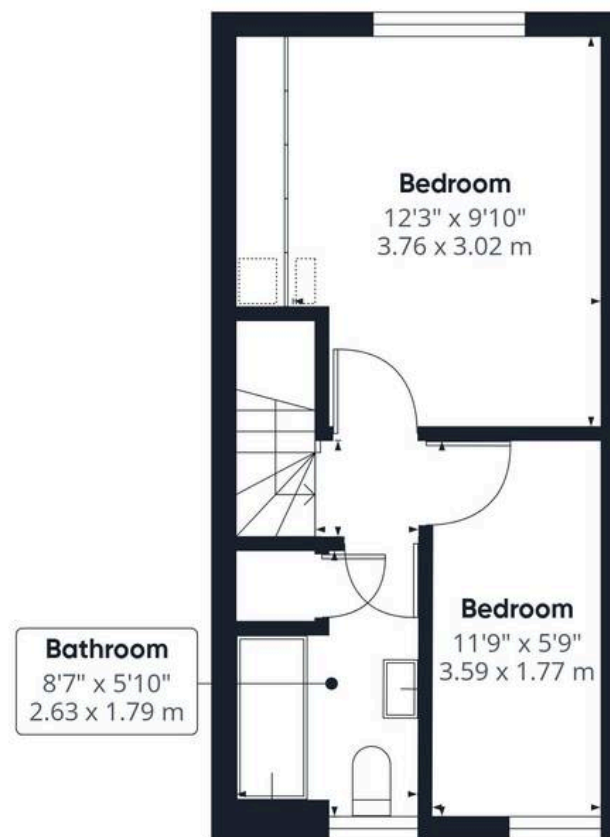
THE GREAT OUTDOORS

The rear garden can be accessed via the door in the sitting room or the side passage from the frontage. You will find a paved patio with a timber garden shed as well as generous lawns with a range of shrubs and hedging providing privacy. The garden is enclosed with timber fencing also. From the garden you will find access into the garage via a personnel door.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

679 ft²

63.1 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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