



Denmark Lane, Roydon - IP22 4BL



Denmark Lane

Roydon, Diss

Located on a GENEROUS CORNER PLOT spanning 0.16 acres (subject to measuring survey) stands this charming THREE BEDROOM DETACHED BUNGALOW exuding character and potential. A flexible layout which could be configured in a number of different ways to suit offers the opportunity for three potential bedrooms or two receptions, complemented by a spacious kitchen/diner and bathroom to the rear. Both rooms to the front offer an attractive BAY FRONT. For those with an eye for transformation, the property presents massive EXTENSION POTENTIAL to the side or rear (subject to planning), ready for a touch of personal flair. Exterior features include DRIVEWAY PARKING and outbuildings, adding practicality to the property's undeniable charm. Situated on the EDGE OF TOWN with the beauty of nearby countryside as a backdrop, this home is presented in good order throughout, with the added benefit of uPVC double glazing and GAS FIRED central heating.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Characterful Bungalow
- Generous Corner Plot of 0.16 Acres (stms)
- Flexible Layout With Three Potential Bedrooms
- Kitchen/Diner & Separate Sitting Room
- Massive Extensive Potential (stp)
- Driveway Parking & Outbuildings
- Edge Of Town Location With Nearby Countryside
- Presented In Good Order Throughout

The property is located in the popular village of Roydon on the edge of the town of Diss, 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 Denmark Lane, you will find a generous shingled driveway to the front providing ample off road parking. There is a gate to the side leading to the side and rear gardens with access to the outbuilding. To the front there is also a lawn, mature trees and shrubs as well as a main entrance door to the front leading into the hallway.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway leading to all further rooms. To the front of the bungalow there are two symmetrical rooms with one used as a sitting room and one as a bedroom both with attractive bay windows. Heading down the hallway you will find to the right a dining room or third bedroom depending on preference with double doors leading out to the side garden. On the opposite side of the hallway there is the main bedroom. To the end of the hallway you will find the kitchen/dining room with double doors onto the garden. The modern kitchen offers a range of wall and base level units with rolled edge worktops over. There is space for a large double range style oven and hob, integrated dishwasher and washing machine as well as fridge and freezer. Beyond the kitchen is the family bathroom with w/c, hand wash basin and bath with shower over completing the internal accommodation.

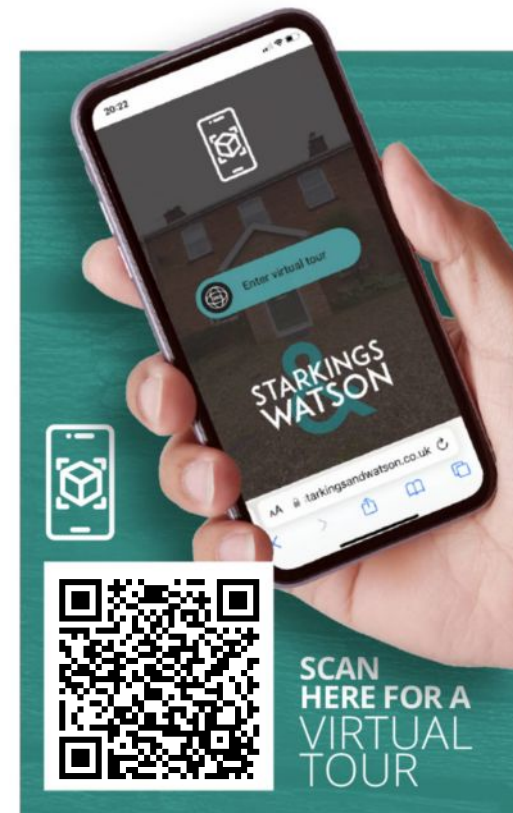
FIND US

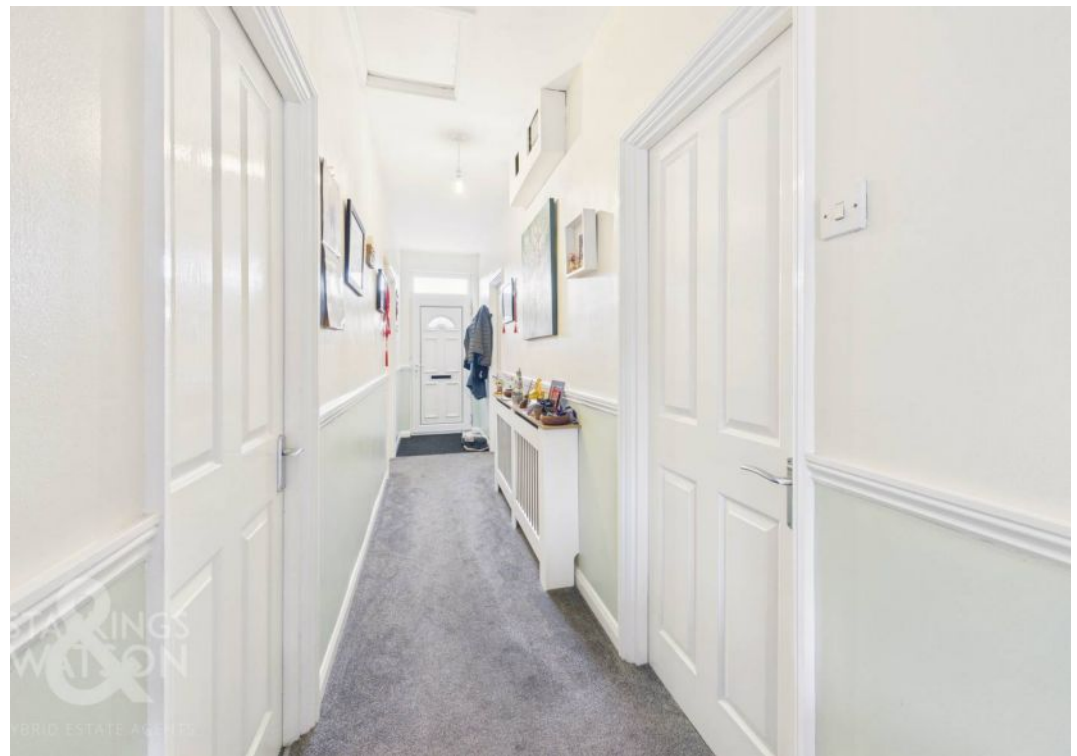
Postcode : IP22 4BL

What3Words : ///nest.riverside.dome

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The impressive plot extends to approximately 0.16 acres (stms) and wraps around the bungalow. The majority of the gardens are found to the rear and side and mainly laid to lawn. There is a hard standing area to the rear of the bungalow as well as access to the large timber built outbuilding. There are fruit trees and a variety of trees and shrubs providing privacy as well as timber fencing enclosing. The garden offers plenty of potential to extend the dwelling if required (stp).





Approximate total area⁽¹⁾

744 ft²

69.2 m²

(1) Excluding balconies and terraces

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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