



Roydon Road, Diss - IP22 4LN

## Roydon Road

Diss

NO CHAIN! This stunning SEMI-DETACHED GEORGIAN house, nestled within a charming corner of the town within EASY REACH of the AMENITIES, presents a rare opportunity for those seeking a home blending historic charm with modern convenience. Offered with no onward chain, this attached Georgian period home boasts nearly 1500 SQFT (subject to measurement) of internal living space. A lot more than first meets the eye! Whilst the property could do with some renovations in part, generally its well presented and offers THREE AMPLE RECEPTION ROOMS two of which have stunning fireplaces, perfect for both entertaining and relaxing. There is a well-equipped kitchen and a separate utility room which provide functionality and style. Upstairs, THREE IMPRESSIVE DOUBLE BEDROOMS await, accompanied by two large bathrooms with the EN-SUITE offering a FOUR PIECE SUITE. Step outside to be greeted by lawned gardens to the side and courtyard style gardens to the rear, offering a tranquil retreat from the hustle and bustle of everyday life. Completing the package is an OFF ROAD PARKING SPACE, ensuring convenience for residents and guests alike.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Attached Georgian Period Home
- Almost 1500 SQFT Internally (stms)
- Three Ample Reception Rooms
- Kitchen & Separate Utility Room
- Three Impressive Bedrooms With Two Large Bathrooms
- Gardens To Side & Rear
- Off Road Parking Space

The property is located just outside the centre of Diss within easy walking distance of the local shops, amenities and mainline railway station, which has regular services connecting to London, Liverpool Street and Norwich. The historic market town of Diss is situated on the South Norfolk border and has proved to be a popular location over the years. The town offers an extensive range of amenities and facilities and is only 23 miles to the south of Norwich and 25 miles to the north of Ipswich.



## SETTING THE SCENE

To the front you will find a private front garden with paved pathway and gate leading to the main entrance door. There are lawned front gardens enclosed with low level brick wall and mature hedging. There is an off road parking space to the side of the house as well with a gate into the courtyard garden.

## THE GRAND TOUR

Entering the house via the main entrance door to the front there is a hallway with stairs to the first floor landing and understairs storage. Either side of the hall there are two equally sized receptions with bay windows to the front. Both rooms also offer fireplaces. An inner hallway leads to the remaining rooms to the rear of the house with dining room offering traditional tiled flooring and doors onto the side garden as well as a back set of stairs to the back bedroom. The next room is the utility room offering plenty of space and storage with space for a large fridge, storage units, wall mounted gas fired boiler and the water tank. The kitchen can be found adjacent with a range of wall and base level units and rolled edge worktops over. There is a free standing oven, integrated dishwasher as well as space for various white goods and a door to the rear courtyard garden.

Heading up to the split first floor landing you will find two generous bedrooms to the front both flooded with light. The main bedroom offers an excellent en-suite bathroom with a four piece suite including a roll top bath, separate shower, w/c and hand wash basin. To the rear, which can be accessed via the back stairs as well you will find a family bathroom with bath and shower over, w/c and hand wash basin as well as the third bedroom with fitted storage.

## FIND US

Postcode : IP22 4LN

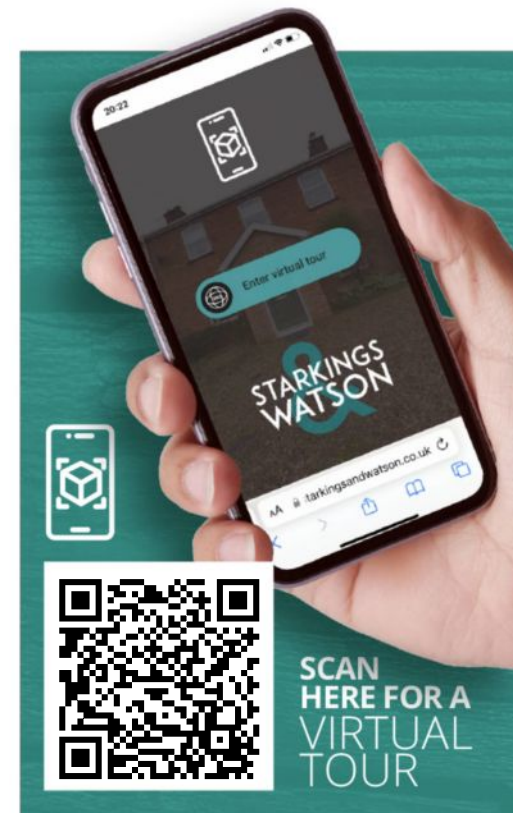
What3Words : [///agents.removable.chitchat](https://www.what3words.com/agents.removable.chitchat)

## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised the property is not listed and is of traditional clay lump construction. All mains services are connected.







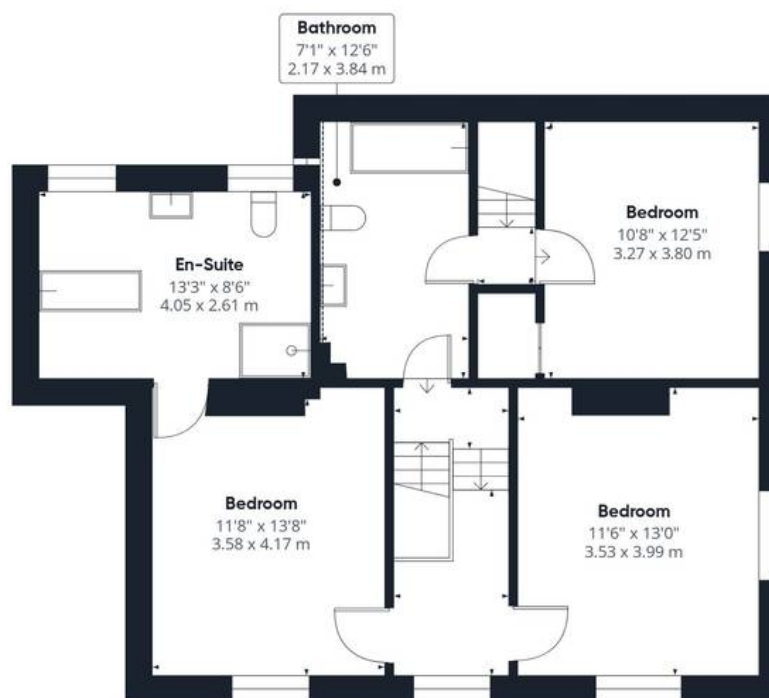
## THE GREAT OUTDOORS

You will find front and side gardens which are enclosed by a low brick wall and mature hedges as well as being laid to lawn. The rear garden is an L shape courtyard providing a low maintenance space perfect for anyone who is looking for something that is simple to maintain.





Ground Floor



Floor 1

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

1490 ft<sup>2</sup>

138.5 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>

0.1 m<sup>2</sup>

(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



## 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.