



Baynards Lane, Roydon - IP22 5RX

Baynards Lane

Roydon, Diss

Nestled within a serene EDGE OF VILLAGE LOCATION backing onto OPEN FIELDS, albeit still within easy reach of DISS, this bespoke-built THREE BEDROOM DETACHED BUNGALOW, almost 20 years old epitomises unparalleled craftsmanship and elegance. Boasting a meticulously finished interior kept in excellent order by the current vendors, spanning almost 1500 square feet (stms), this residence welcomes you with a GRAND 25' SITTING ROOM with FIREPLACE and a separate dining room, ideal for hosting gatherings of any scale. Offering both functionality and style, the kitchen and separate utility area cater to your every need. The THREE GENEROUS BEDROOMS, complemented by TWO MODERN BATHROOMS provide a sanctuary of comfort and relaxation. The bungalow is well oriented with plenty of natural light flooding into the rooms to the rear as well as multiple doors leading out onto the garden. Outside, a generous and beautifully maintained 0.25-acre plot (stms) awaits providing a good degree of privacy.



The bungalow is completed by a SWEEPING DRIVEWAY and ample parking as well as an INTEGRAL GARAGE. The bungalow also offers comfortable underfloor central heating throughout.

Council Tax band: E

Tenure: Freehold

- Bespoke Built Detached Bungalow
- Quiet, Semi-Rural Location Close To Diss
- Beautifully Finished & Well Presented
- Almost 1500 SQFT Internally (stms)
- 25' Sitting Room & Separate Dining Room
- Kitchen & Separate Utility
- Three Generous Bedrooms & Two Bathrooms
- Generous 0.25 Acre Plot (stms), Driveway & Garaging

The property is located on the edge of 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 Baynards Lane on the edge of Roydon within a semi-rural position with fields behind, you will find a sweeping shingled driveway to the front providing plenty of parking off road which leads to the single garage integral to the bungalow. To the front there is also a large front lawn with mature trees and shrubs providing a good degree of privacy. To either side of the bungalow there is side access into the garden. The main entrance door is found to the front covered by an external porch. In front of the garage is also an area of block paving.

THE GRAND TOUR

Entering the bungalow via the main entrance door to the front there is a wide and welcoming hallway with various fitted cupboards and loft access. You will find oil fired underfloor heating running throughout the bungalow. The bedrooms can all be found straight ahead with bathrooms and the reception space and kitchen found to the right of the hallway. Heading straight you will find two ample double bedrooms one to either side of the hallway with the larger one offering a fitted wardrobe. The family bathroom offers a three piece suite with w/c, hand wash basin and bath with shower attachments. The wonderful master suite is found to the end of the hallway with excellent views over the gardens as well as a dual aspect allowing plenty of natural light with doors leading out on to the patio. The en-suite offers a w/c and hand wash basin within a vanity as well as shower. Heading into the reception space you will first find the large main sitting room with a triple aspect, brick built fireplace with open fire and plenty of space for socialising. Internal doors lead through from the sitting room into the dining room which offers a lovely aspect onto the rear garden with two sets of double doors. Double internal doors lead through to the kitchen with a wide range of wall and base level units with rolled edge worktops over. Integrated appliances include dishwasher and space for a large double range oven with extractor fan over.

The kitchen leads through to the utility with further range of storage as well as space and plumbing for white goods with a door leading out into the garden.

FIND US

Postcode : IP22 5RX

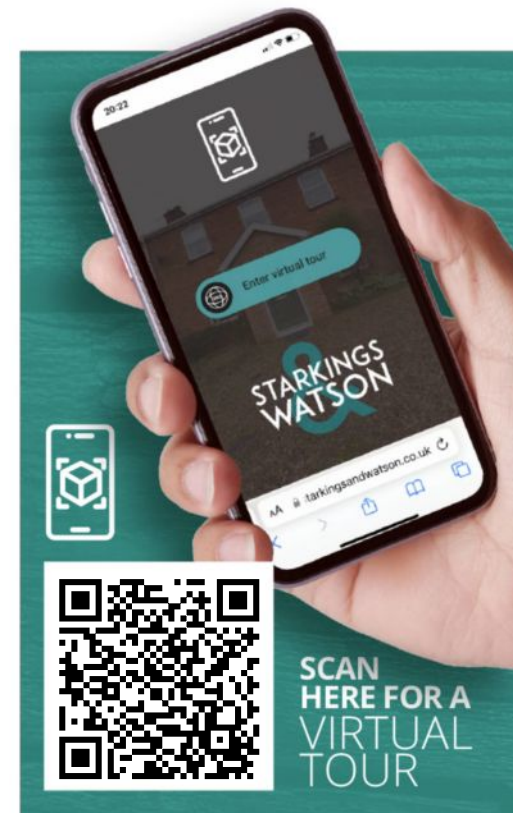
What3Words : ///riders.ecologist.compiler

VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised that the oak trees to the front are protected under TPO's. Mains services are connected to the bungalow including electricity, water and drainage with heating provided underfloor by oil.







THE GREAT OUTDOORS

The marvellous rear garden is well kept by the current owners providing plenty of space for keen gardeners. There is a large paved area to the rear of the bungalow with generous lawns surrounding. The garden is filled with planting borders with mature trees and shrubs. You will find a timber built summer house as well as a timber shed and greenhouse. The garden is enclosed with timber fencing as well as gated side access to both sides leading to the frontage.





Approximate total area⁽¹⁾

1468 ft²

136.3 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



Starkings & Watson Hybrid Estate Agents

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

01379 450950 • diss@starkingsandwatson.co.uk • 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.