

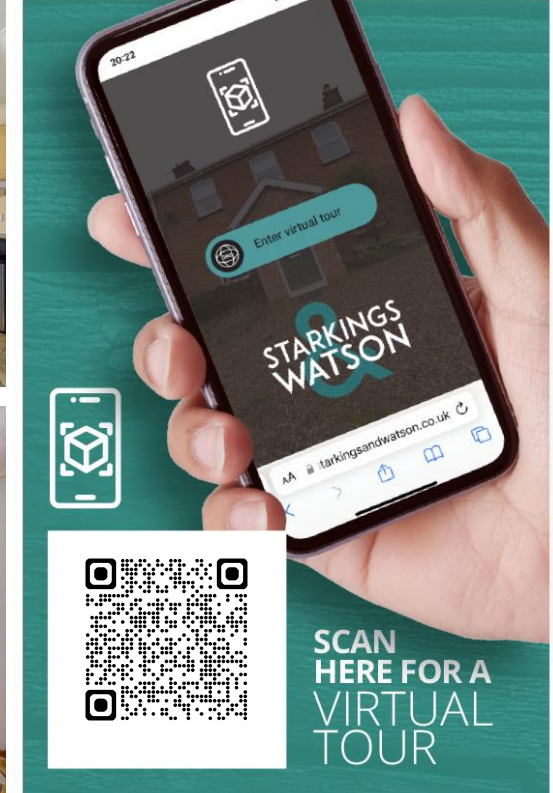
TUDOR AVENUE

Roydon, Diss IP22 5SQ

Freehold | Energy Efficiency Rating : D

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- Detached Family Home
- Bay Fronted Sitting Room
- Kitchen/Dining Room
- Separate Utility Room
- Four Bedrooms
- Family Bathroom
- Rear Conservatory
- Enclosed Rear Garden

### IN SUMMARY

**VENDORS FOUND.** This detached MODERN FAMILY HOME enjoys a generous garden to the rear with the overall plot WELL MAINTAINED, including a generous sized frontage, rear garden with artificial lawn and decking area for entertaining. Stepping inside, an entrance hall takes you to the useful W.C, BAY FRONTED SITTING ROOM which has views to the front of the property, then into the 18' KITCHEN/DINING ROOM with TILED FLOORING, along with the OPEN PLAN conservatory offering views over the rear garden. The fourth bedroom sits to the ground floor, making an ideal STUDY if needed. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN -SUITE and further FAMILY BATHROOM.

### SETTING THE SCENE

Set in a small cul-de-sac position with a hard standing frontage, the driveway offers ample parking and access to a gate leads to the rear garden.

### THE GRAND TOUR

The uPVC double glazed front door leads you into the entrance hall, providing access to the cloakroom which is completed with a white two piece suite and tiled splash backs. Heading into the sitting room which has fitted carpeted flooring and a double glazed window that looks out to the front of the property. The Kitchen / Dining room is a great size with tiled flooring flowing underfoot for ease of maintenance and offering a range of base and wall units with tiled splash backs, gas hob and a built-in electric oven along with an integrated fridge/freezer and washer/dryer. To the right of the dining area there is a fourth bedroom which has been converted from the garage offering a good space with laminate flooring underfoot and a radiator. There is also a uPVC door leading onto the rear patio area. The rear conservatory has tiled flooring, heating, whilst enjoying views across the rear garden. Heading upstairs, the carpeted landing leads to three bedrooms. The main bedroom includes an en-suite with a shower, tiled splash backs and vanity sink unit. The family bathroom is a great size offering a three piece suite with a shower head over the bath completed with tiled splash backs and tiled flooring.

### THE GREAT OUTDOORS

The rear garden is enclosed with timber panelled fencing and benefiting from mature plants and shrubs. There is an artificial lawn area along with a hard standing patio and decking area which offers a great space for entertaining family and friends. There is a side gate allowing access to the front of the



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property as well.

#### OUT & ABOUT

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.

#### FIND US

Postcode : IP22 5SQ

What3Words : ///cascaded.rebounds.stamp

#### VIRTUAL TOUR

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

**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.

Price:



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Approximate total area<sup>m</sup>

1064.23 ft<sup>2</sup>

98.87 m<sup>2</sup>

Reduced headroom

1.08 ft<sup>2</sup>

0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom:  
 ..... Below 5 ft/1.5 m

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 are based on RICS JPM5 3C standard.

GIRAFFE 360

Floor 1



Ground Floor

