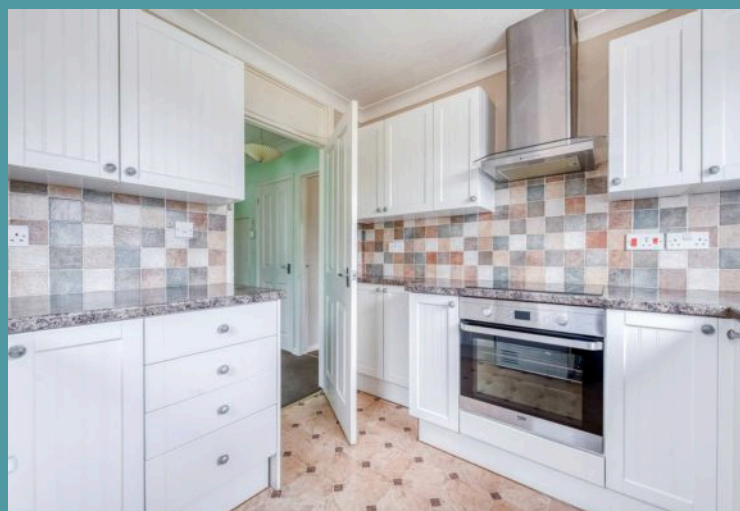




9 Frere Corner, Roydon - IP22 5RS

£250,000 Freehold

Situated in a popular residential area of Roydon, this detached bungalow enjoys a peaceful position at the end of a quiet cul-de-sac. Inside, the accommodation is arranged across one level and includes two double bedrooms, a generous lounge with space for both seating and dining, and a neatly fitted kitchen with generous worktops and practical features. The well-appointed family bathroom offers a panelled bath with a shower over. Outside, the enclosed rear garden is private and low maintenance, with a patio area, lawn, and gated access to the front. A driveway provides off-road parking and leads to a detached single garage, completing this well-located and functional home.

Location

Frere Corner sits within the sought-after village of Roydon, positioned just outside the market town of Diss. The area is well-served by local amenities including a convenience store, primary school, playing fields, and pub, while Diss itself offers a wider range of shops, supermarkets, cafés, restaurants, and schooling options. Diss train station provides direct rail services to Norwich, Ipswich, and London Liverpool Street, making the location practical for commuters. Surrounded by scenic countryside, Roydon offers a village setting with easy access to walking routes, nature spots, and the wider Waveney Valley. The A140 and A143 are also within easy reach, connecting you to nearby towns and the Norfolk and Suffolk coasts.



Agents notes

We understand that the property will be sold freehold, connected to all main services

Heating system- Gas Central Heating

Council Tax Band- B

Some images have been virtually staged for illustrative purposes. Please note that the property is currently unfurnished.



Frere Corner, Roydon

As you step into the property, you're welcomed by a central hallway with conveniently placed storage cupboards, ideal for keeping everyday items tucked neatly out of sight. From here, you're drawn into the kitchen, which is both bright and functional. Fitted with clean white units and generous worktops, it offers ample space for meal preparation. The tiled splashbacks add a smart, practical finish, while an electric hob with an extractor above and plumbing for a washing machine ensures the space is well-equipped. Natural light flows in, making it a pleasant spot to spend time in.

Continue through to the generous lounge, a welcoming room filled with natural light thanks to a large front-facing window. There is plenty of space here for both a comfortable seating area and a dining table, giving it a flexible feel that can suit a variety of lifestyles.

The bungalow provides two well-proportioned double bedrooms, each filled with natural light and offering enough space for a variety of uses, whether as a bedroom, home office, or hobby room. The family bathroom is located nearby and is well appointed with a panelled bath, shower over, and full-height tiling for easy upkeep.

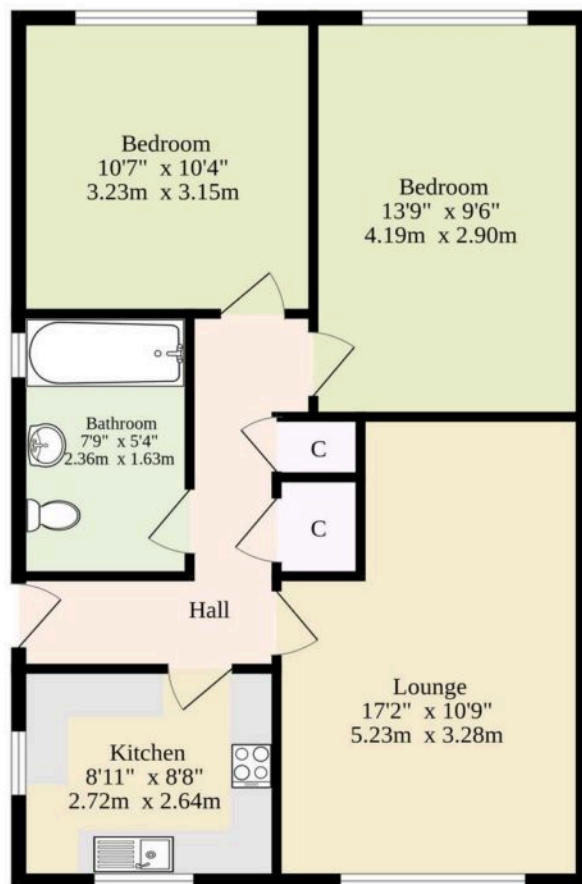
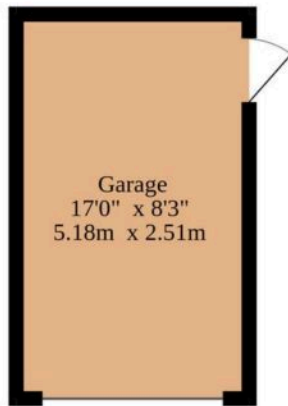
Throughout the home, double glazing supports energy efficiency and a peaceful atmosphere.

Stepping outside, the rear garden is enclosed for privacy and has been designed with low maintenance in mind. A paved patio creates a comfortable seating area that enjoys a lot of sun throughout the day, while a simple lawn offers outdoor space without requiring intensive upkeep. A gate provides easy access to the front of the home.

To the side, a generous driveway offers private off-road parking, leading to a single detached garage which also includes a handy door through to the garden, perfect for outdoor storage or workshop use.



Ground Floor
765 sq.ft. (71.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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