



Grey Lodge Louies Lane, Roydon Diss IP22 4QN

welcome to

Grey Lodge Louies Lane, Roydon Diss

A detached bungalow occupying a non estate position in a favoured residential area close to Diss town centre. The property benefits from a wealth of accommodation throughout with a kitchen, utility room, two reception rooms, sun room and three bedrooms with fitted storage.

Location

The property is within walking distance to Diss town centre. The town itself a well-served Norfolk market town with 3 supermarkets, post office, banks and a range of local shops with a weekly Friday market. The town itself is located part way between Norwich, Ipswich and Bury St Edmunds making this perfect for road commuting and has a main line rail like to London in just 90 minutes.

Accommodation

Entrance Hall

Front aspect door, laminate flooring, two built in storage cupboards, sliding doors leading into the garage and doors to;

Lounge

20' 2" x 17' 9" (6.15m x 5.41m)

Dual aspect double glazed windows, rear aspect sliding patio doors leading out into the rear garden, recessed spot lights, feature fireplace, wall mounted lighting, two radiators, carpet, tv and telephone points. Archway to;

Dining Room

13' Max x 10' 9" (3.96m Max x 3.28m)

Side aspect double glazed patio doors leading out into the rear garden, carpet, radiator, doors leading to the kitchen and sun room.

Sun Room

16' 5" x 10' 10" (5.00m x 3.30m)

Dual aspect double glazed windows, side aspect double glazed patio doors, recessed spot lights, two radiators and wooden effect flooring. Door leading to;

Utility Room

47' 11" x 4' 4" (14.61m x 1.32m)

Dual aspect doors, fitted base and wall units, work surfaces, fitted shelving, tiled flooring, plumbing for washing machine and tumble dryer.

Kitchen

16' 10" Max x 10' 10" (5.13m Max x 3.30m)

Side aspect double glazed window and door leading out into the utility room. Fitted kitchen with wall and base units, unit lighting, tiled splash back, work surfaces, sink and drainer, one and a half bowls, recessed spot lights, tiled flooring, integrated appliances including fridge/freezer, eye level double oven and induction hob with extractor fan.

Bedroom One

19' x 8' 7" (5.79m x 2.62m)

Front aspect double glazed window, various built in wardrobes and storage cupboards, carpet, radiator and door to;

En-Suite

Side aspect double glazed window, low level flush wc, wash hand basin in vanity unit, large double shower cubicle with fully plumbed shower, heated towel rail and fully tiled walls.





Bedroom Two

Irregular Shaped Room 15' 8" Max x 8' 10" Excluding Recess (4.78m Max x 2.69m)
Dual aspect double glazed windows, built in wardrobe, carpet and radiator.

Bedroom Three

9' 10" x 6' 10" (3.00m x 2.08m)
Velux window, carpet, radiator and recessed spot lights.

Bathroom

Two side aspect double glazed windows, wash hand basin in large vanity unit, low level flush wc, recessed spot lights, panelled spa bath, heated towel rail , fully tiled walls and extractor fan.

Shower Room

Fully tiled walls, plumbed shower, extractor fan and recessed spot lights.

Outside

To the front of the property is a large brick weaved driveway providing ample off road parking for multiple vehicles with access to the garage, enclosed via a small brick garden wall and iron gates.

The rear garden benefits from multiple patio areas with a laid to lawn area in the middle, various planted shrubs and flowers, garden tap, summer house, fully enclosed via fencing and access to the garage.

Garage

17' 3" x 8' 6" (5.26m x 2.59m)
Up and over door, power, auto lighting, access to the hallway and porch.

Services

Mains Electricity
Mains Water
Mains Drainage
Mains Gas

Council Tax Band: D



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welcome to

Grey Lodge Louies Lane, Roydon Diss

- Detached Bungalow Situated Close To The Town Centre
- Kitchen With A Separate Utility Room
- Two Spacious Reception Rooms And Sun Room
- Master Bedroom With En-Suite And Fitted Wardrobes
- Two Further Bedrooms With Fitted Storage
- Family Bathroom And Separate Shower
- Enclosed Landscaped Garden
- Integral Garage With Ample Off Road Parking

Tenure: Freehold EPC Rating: D

£415,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110231 - 0002

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