



**Lewis Drive, Roydon Diss IP22 5SL**

**welcome to**

## **Lewis Drive, Roydon Diss**

This spacious four bedroom detached family home has been beautifully modernised throughout, offering a perfect blend of contemporary style and comfort. Situated conveniently close to Diss town centre, the property is ideally located for easy access to local amenities, schools, and transport links.

### **Location**

The property is located in the village of Roydon which is situated between Bressingham and market town of Diss. Diss is a popular and thriving market town offering a full range of facilities, good links to major roads and mainline train station to Liverpool Street, London and Norwich. The town offers well regarded schooling through to six form level, a modern health centre along with various sporting and leisure amenities. The A140 provides access to Norwich and Ipswich, both around 25 miles away and the A143 links up to the A14 leading to Cambridge and the Midlands beyond. The historic town of Bury St Edmunds lies around 18 miles to the South West.

### **Accommodation**

#### **Entrance Hall**

Side aspect double glazed door, wooden effect flooring, radiator, under stairs storage cupboard, stairs leading to the first floor and doors to;

#### **Cloakroom**

Front aspect double glazed window, low level flush wc, wash hand basin in vanity unit with tiled splash back, radiator and tiled flooring.

#### **Kitchen/ Dining Room**

12' 8" x 17' 8" ( 3.86m x 5.38m )  
Front aspect double glazed window, side aspect double glazed french doors leading out into the garden and door leading to the utility room. Fitted kitchen with gloss wall and base units, breakfast bar, composite sink and drainer, one and a half bowls, tiled splash back, work surfaces, integrated appliances including dishwasher, double oven and ceramic hob with extractor fan. Recessed spot lights, tiled flooring, radiator and tv point.

#### **Utility Room**

9' 4" x 7' 5" ( 2.84m x 2.26m )  
Dual aspect double glazed windows and rear aspect double glazed door leading out into the garden. Fitted gloss wall and base units, work surfaces, stainless steel sink and drainer, tiled flooring, space for fridge/freezer and plumbing for washing machine. Door leading into the garage.

#### **Lounge**

19' 2" x 11' 11" ( 5.84m x 3.63m )  
Side aspect double glazed window, rear aspect double glazed full length windows and french doors leading out into the conservatory. Recessed spot lights, wall mounted lighting, carpet, radiator, TV and telephone points.





### Conservatory

12' 2" x 11' 1" ( 3.71m x 3.38m )  
Dual aspect double glazed windows, glass roof, side aspect double glazed french doors leading out into the garden, radiator and Oak flooring.

### Landing

Side aspect double glazed window, airing cupboard, carpet and doors leading to;

### Bedroom One

12' 9" Into Recess x 10' 8" ( 3.89m Into Recess x 3.25m )  
Front aspect double glazed window, radiator, carpet and two double built in wardrobes. Door to;

### Bedroom Two

12' 9" Into Recess x 8' 3" ( 3.89m Into Recess x 2.51m )  
Side aspect double glazed window, carpet, loft access, radiator and double built in wardrobe.

### Bedroom Three

Irregular Shaped Room 10' 6" x 9' 5" ( 3.20m x 2.87m )  
Rear aspect double glazed window, radiator, laminate flooring and built in wardrobe.

### Bedroom Four

7' 6" x 9' 5" ( 2.29m x 2.87m )  
Rear aspect double glazed window, radiator and laminate flooring.

### Bathroom

Front aspect double glazed window, low level flush wc, wash hand basin in vanity unit, p-shaped bath with fully plumbed shower and glass shower screen, recessed spot lights, fully tiled walls and flooring.

### Outside

At the front of the property, you'll find a spacious shingle and hard-standing driveway that offers ample off road parking for multiple vehicles. This convenient layout ensures easy access to the garage, which has been thoughtfully converted from a double garage into a one and a half garage, with part of the space now dedicated to a practical utility room.

This enclosed garden boasts a beautifully manicured lawn area, surrounded by an array of mature planted shrubs and trees that provide both privacy and natural beauty. The highlight of the garden is the expansive raised decking area, offering an ideal space for entertaining guests or enjoying alfresco dining on warm summer evenings. The decking seamlessly connects to a charming summer house, which serves as a perfect retreat for relaxation or additional storage. This garden is a perfect blend of functionality and aesthetics, creating a serene outdoor oasis for all to enjoy.

### Services

Mains Electricity  
Mains Drainage  
Mains Water  
Mains Gas

### Council Tax Band: C



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## Lewis Drive, Roydon Diss

- Spacious Detached Family Home Situated In A Village Location
- A Well Equipped Kitchen Including A Utility Room
- Two Spacious Reception Rooms Perfect For Family Gatherings
- Four Generously Sized Bedrooms
- Conveniently Located Close To Local Amenities
- Updated With Contemporary Finishes And Fixtures
- Includes A Garage Along With Plenty Of Off Road Parking
- Enjoy The Warmth And Efficiency Of Gas Central Heating

Tenure: Freehold EPC Rating: Awaiting

offers in the region of

**£425,000**



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](http://www.focalagent.com)

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william h brown



**01379 644719**



[Diss@williamhbrown.co.uk](mailto:Diss@williamhbrown.co.uk)



1 Navire House Mere Street, DISS, Norfolk,  
IP22 4AG



[williamhbrown.co.uk](http://williamhbrown.co.uk)