



**The Poplars Snow Street, Roydon Diss IP22 5RZ**

**welcome to**

## **The Poplars Snow Street, Roydon Diss**

This well presented 4-bedroom detached home in Roydon features a stylish kitchen/diner with integrated appliances, a cosy lounge with electric fireplace, study, cloakroom, ensuite to the primary bedroom, and a modern family bathroom. Outside offers a low-maintenance garden with field views.

### **Entrance Porch**

Front door, window to front and side aspect, lino flooring.

### **Entrance Hall**

Stairs, radiator, laminate flooring.

### **Cloakroom**

Window to front aspect, W/C, wash basin, laminate flooring.

### **Study**

7' 11" x 9' 8" ( 2.41m x 2.95m )

Window to side aspect, French door to rear, radiator, laminate flooring.

### **Lounge**

11' 4" Max x 19' 1" ( 3.45m Max x 5.82m )

Window to rear aspect, sliding door to rear, radiator, electric fireplace, laminate flooring.

### **Kitchen / Diner**

15' 11" Max x 17' 6" Max ( 4.85m Max x 5.33m Max )

Window to front aspect, sliding door to rear, wall and base units, integrated appliances, induction hob, extractor fan, radiator, spot lights, tiled flooring.

### **Landing**

Loft hatch, airing cupboard, radiator, carpet flooring.

### **Bedroom 1**

9' 8" x 12' 11" ( 2.95m x 3.94m )

Window to rear aspect, radiator, access to en-suite, laminate flooring.

### **En-Suite**

Window to front aspect, W/C, wash basin, shower cubical, towel rail, spot lights.

### **Bedroom 2**

11' 6" Max x 9' Max ( 3.51m Max x 2.74m Max )

Window to rear aspect, built in cupboard, radiator, laminate flooring.

### **Bedroom 3**

7' 6" x 7' 7" ( 2.29m x 2.31m )

Window to front aspect, built in wardrobe, radiator, laminate flooring.

### **Bedroom 4**

7' 8" x 11' 5" ( 2.34m x 3.48m )

Window to rear aspect, radiator, laminate flooring.

### **Bathroom**

Window to front aspect, W/C, wash basin, bath tub, heated towel rail, hard flooring.

### **Rear Garden**

Low maintenance, field views, garden shed.

### **Parking**

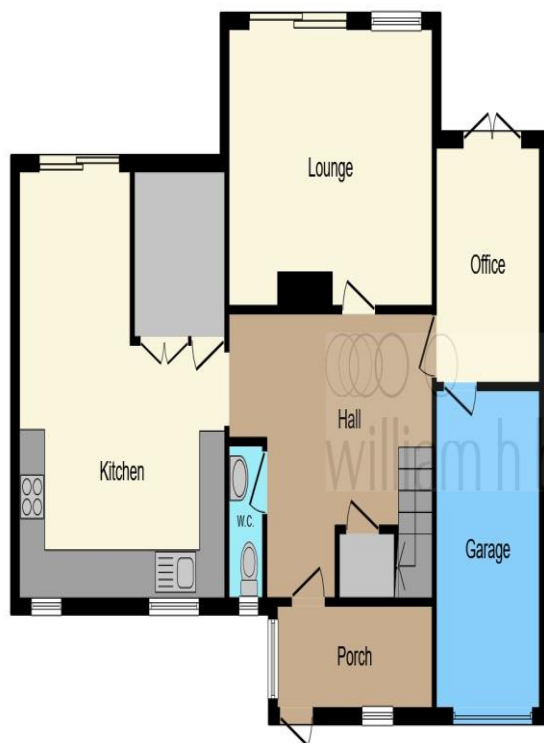
Off road parking.

### **Garage**

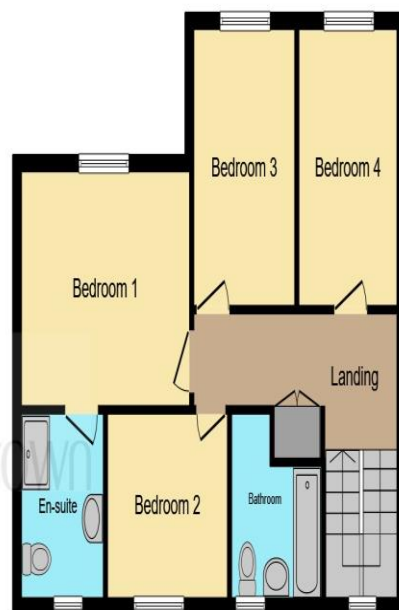
13' 3" x 8' 2" ( 4.04m x 2.49m )

Electric roller door, eclectic, concrete flooring.





**Ground Floor**



**First Floor**

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)



**welcome to**

**The Poplars Snow Street,  
Roydon Diss**

- 4-bedroom detached house
- Rear garden with field views
- Peaceful location
- Separate study
- Downstairs cloakroom

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers in the region of  
**£500,000**



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Property Ref:  
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