



Linden Grove, Roydon Diss IP22 4GJ

welcome to

Linden Grove, Roydon Diss

This 3-bedroom detached bungalow is located in a sought-after area, featuring a lounge with gas fire, dining room, large kitchen with integrated oven, conservatory, cloakroom, and family bathroom. Outside boasts a private rear garden, off-road parking, and a garage.

Entrance Hall

Airing cupboard, radiator, carpet flooring.

Cloakroom

Window to front aspect, W/C, wash basin, radiator.

Lounge

11' 9" x 16' 8" (3.58m x 5.08m)

Window to front and side aspect, two radiators, gas fire, carpet flooring.

Dining Room

11' 9" x 7' 11" (3.58m x 2.41m)

Window to side aspect, radiator, carpet flooring.

Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)

Wall and base units, serving hatch, space for white goods, built in sink, radiator, integrated oven, boiler, tiled walls, hard flooring.

Conservatory

10' 9" x 9' 5" (3.28m x 2.87m)

Window surround, tiled flooring.

Bedroom 1

13' 7" x 11' 7" (4.14m x 3.53m)

Window to rear aspect, radiator, carpet flooring.

Bedroom 2

11' x 8' 10" (3.35m x 2.69m)

Window to front aspect, radiator, carpet flooring.

Bedroom 3

10' 4" x 9' 8" (3.15m x 2.95m)

Window to rear aspect, radiator, carpet flooring.

Bathroom

Window to front aspect, W/C, radiator, wash basin,

bath, shower.

Loft Space

Loft ladder, boarded, fully insulated

Rear Garden

Patio area, turfed, fenced for boundary, flower bed, small pond.

Parking

Off road parking

Garage

Manual up and over door, concrete flooring.



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



welcome to
Linden Grove,
Roydon Diss

- Well-presented detached bungalow
- Close to local amenities
- Off-road parking and single garage
- 3 double bedrooms
- Enclosed Rear garden

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

offers in the region of
£375,000



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Property Ref:
DSS111274 - 0002

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