



Dove House

# DOVE HOUSE

35 ROYDON ROAD, DISS, IP22 4LN



A substantial and elegant unlisted Victorian attached property in one of Diss's most sought-after conservation areas.

**Dove House is an imposing Victorian property that was substantially extended to create an elegant drawing room with superb principal bedroom above. The proportions are excellent and the house is afforded a lot light from the large rooms. The house embodies grandeur on a manageable scale and sits in a superb location convenient for all of the amenities in the heart of the historic town of Diss. The accommodation is highly versatile and there is an abundance of character throughout and a wealth of period features. The reception rooms are connected via a traditional conservatory creating an excellent flow for entertaining. The attractive garden to the rear neatly frames the house being walled and providing a secure area for children to play. In addition, there are attractive outhouses with gothic features that could be adapted for a variety of purposes subject to planning permission.**

#### LOCATION

Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to

London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles.

#### SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band – E

#### ENERGY PERFORMANCE

D Rating

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

#### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

















# DURRANTS

SINCE 1853

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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