

abbotFox



Shelfanger Road, Roydon, Diss
Guide Price £850,000

“

We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL_____

abbotFox Bespoke presents this substantial detached residence, which is ideally situated within Roydon, which affords easy access to the nearby market town of Diss with excellent transports links and a direct train line to London.

Sitting on a generous 1.78 acre plot (STMS) this impressive home offers great curb appeal, with a sweeping drive leading to the turning circle at the front, and a generous rear garden, with patio seating area and an enclosed paddock area, with a variety of outbuildings.

Internally the property offers an inviting entrance hall, generous lounge, kitchen diner family room, utility room, three bedrooms and a family bathroom. The principal bedroom is furnished with a spacious walk-in wardrobe and a generous en-suite bathroom, with the second bedroom also offering an en-suite bathroom. Accessed via a spiral staircase from the entrance hall, is a loft room.

Separate to the main dwelling is a substantial detached building, currently comprising reception area, snooker room and cloakroom. Currently used as an entertainment and work from home space, this could easily be converted into annexe accommodation.

Properties of this space and calibre are rarely available with an internal viewing highly recommended.



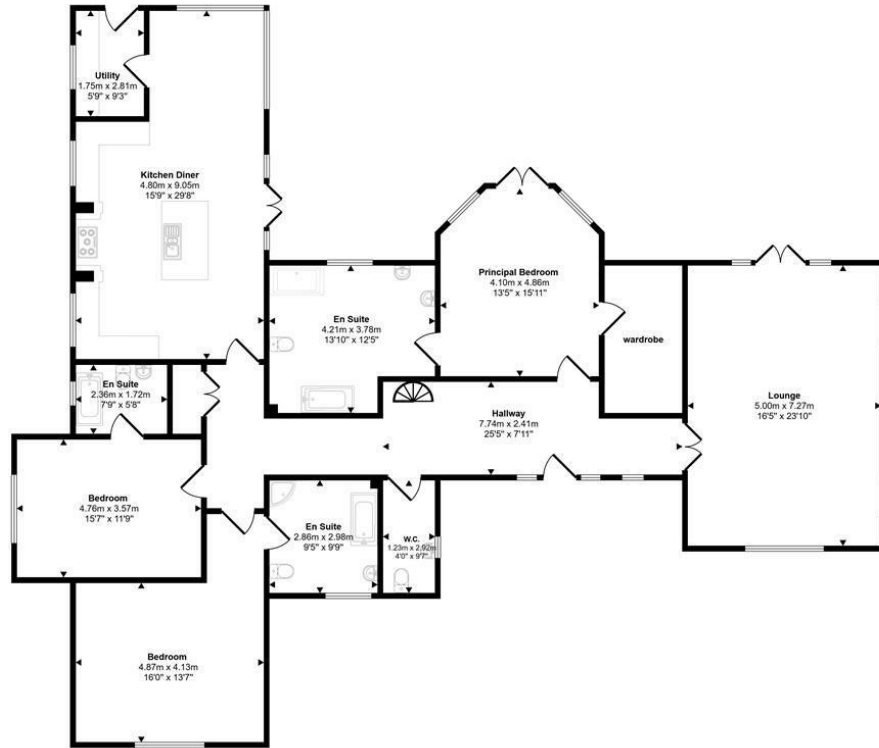




THE HIGHLIGHTS____

- Individual detached residence
- Spacious and flexible layout
- Generous 1.78 acre plot (STMS)
- Excellent transport links to Norwich and London
- Potential to create a detached annexe
- Internal viewing highly recommended

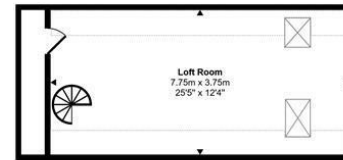
325 sq m / 3494 sq ft



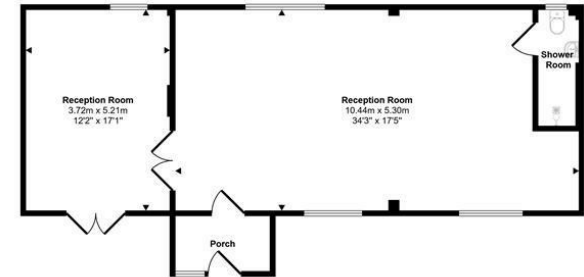
Ground Floor
Approx 213 sq m / 2295 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate.



First Floor
Approx 32 sq m / 344 sq ft



Annexe
Approx 80 sq m / 856 sq ft

Let's talk

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.