



43 Tottington Lane, Roydon

Harrison Edge
Estate Agents

A detached individual 3 bedroom bungalow in sizeable plot overlooking farmland and towards the end of a quiet lane. Offered for sale with NO ONWARD CHAIN the interior provides seven rooms plus bathroom, shower room and long hallway. A garage is accessed from the adjacent lane. Refurbishment is required.

- Detached
- 3 Bedrooms
- Kitchen with Breakfast Room
- Bath & Shower rooms
- Garage
- Scope to redevelop subject to PP

Location

43 Tottington Lane enjoys an outlook north across farmland and on towards Roydon Primary School and Diss. The lane itself loops from Fair Green through an initial residential area heading towards the area known as Roydon Fen where properties become more rural. The lane continues meeting back with the main road just along from the junction with High Road Roydon and the Primary School. Whilst officially within the Parish of Roydon, the many and varied facilities of Diss are close at hand which enables all ages to settle and live in the area. Diss, being one of the principle towns within this part of Norfolk, offers an extensive range of facilities and retains an historic core known as the Heritage Triangle. Major High Street names combine with an eclectic mix of small businesses and nurseries, schools, doctors and dentists along with vets serve a wide and interesting local population. A great number of activities are catered for too such as golf at the 18 hole Course, Squash, Cycle Club, Tennis Club and the Indoor Swimming Pool along with a choice of Gyms. The mainline rail station opens the area to the world with services between Norwich and London Liverpool including the opportunity to stop at Stratford for connections to Eurostar. Equally, connections at Stowmarket/Peterborough and Norwich, open up the rest of the country.

Description

This detached three bedroom bungalow sits well back from the lane behind a hedged frontage and lawn along with a good length of driveway providing parking for several vehicles. Width either side of the building also presents scope for enlargement (subject to Planning Permission) or driveway access to the rear where in fact a garage currently sits accessible from the adjacent Potash Lane. The good sized interior includes a central hallway leading through the accommodation from an initial front porch right through to the kitchen with breakfast room beyond. A conservatory extends across the remainder of the rear elevation. With three potential bedrooms the rooms available can be used as one needs with a varied bedroom to reception room ratio. Windows are double glazed and an oil fired radiator heating system installed albeit likely needing a new boiler. The property is offered for sale with NO ONWARD CHAIN.

Entrance Porch

With outer PVCu door along with three glazed panels and inner door opening to the central hallway.

Hallway

A long central hallway serving as a hub to the interior giving access to all areas. Access to loft space. Single radiator. Telephone point. Built-in airing cupboard. White panelled internal doors lead off.

Lounge 4.55m x 4.04m Max (14'11 x 13'3 Max)

With PVCu double glazed bow window to the front elevation along with matching french windows leading out from the side elevation. A timber chimney piece surrounds an electric coal effect fire complete with marble hearth and insert. Television point. Double radiator with thermostatic radiator valve. Coved.

Dining Room/Bedroom 3 3.89m x 3.56m (12'9 x 11'8)

With PVCu double glazed window to the side elevation. Single radiator with thermostatic radiator valve. Coved.

Kitchen 3.94m x 3.02m (12'11 x 9'11)

A roomy kitchen space with windows to two aspects. Fitted units provide extensive cupboard and drawer storage options along with worktop including breakfast bar peninsular. Wall cupboards match and include gallery shelved corner modules and shelves. Built-in appliances include Bosch eye level double oven, electric hob and integrated fridge. A single drainer sink unit

with drainer bowl and mixer tap sits beneath the rear window facing into the Conservatory. Radiator. Coved. An archway leads through to...

Breakfast Room 2.84m x 2.64m (9'4 x 8'8)

A useful additional room with window looking onto the garden at the rear. Night storage heater. Doors lead to both the Conservatory and Shower Room. Coved.

Shower Room

Fitted with low level wc and tiled shower enclosure complete with MX Inspiration electric shower unit. Double glazed window to the side elevation.

Conservatory 7.98m x 2.31m (26'2 x 7'7)

A versatile space extending across much of the rear elevation and with double glazed units plus matching door to the garden. Plumbing for washing machine. Night storage heater.

Bedroom1 3.48m x 3.05m (11'5 x 10')

With picture window to the front elevation and an outlook across the front garden to the farmland and Diss/Royon beyond. Singel radiator with thermostatic radiator valve. Coved.

Bedroom 2 3.53m x 3.05m (11'7 x 10')

With PVCu double glazed window facing into the Conservatory at the rear of the property. Coved.

Outside

The bungalow is set well back from the lane behind a well established hedge partly extending down the left hand side before fencing panels enclose the remainder of the site. From the adjacent Potash Lane access can be gained to the the GARAGE which itself has a rear door directly

into the garden. The bungalow sits centrally to the site with space either side which will be useful if new owners have plans to enlarge the property or redesign the grounds and driveway. The front drive can currently accommodate up to three cars in tandem with scope to extend the space further. The rear of the property faces south and with bungalows behind will benefit from lots of warmth and sun.

Services

The property benefits from mains water, electricity and drainage.

Estate Agents Act 1979

This property is being offered for sale by a Director of Harrison Edge Ltd in conjunction with a relative together acting with Power of Attorney for the owner.

Wayleaves & Easements

The property is sold subject to and with all the benefit of all wayleaves, covenants, easements and rights of way whether or not disclosed in these particulars.

Important Notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Harrison Edge has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulation or other consents. Harrison Edge have not carried out

a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting any property.

Postal Address

43 Tottington Lane, Roydon, Diss, IP22 5SF

Local Authority

South Norfolk District Council, Swan Lane, Long Stratton, NR15 2XE T: 01508 533 633

Council Tax

The property has been placed in Tax Band C.

Tenure & Possession

The property is for sale freehold with vacant possession upon completion.

Fixtures & Fittings

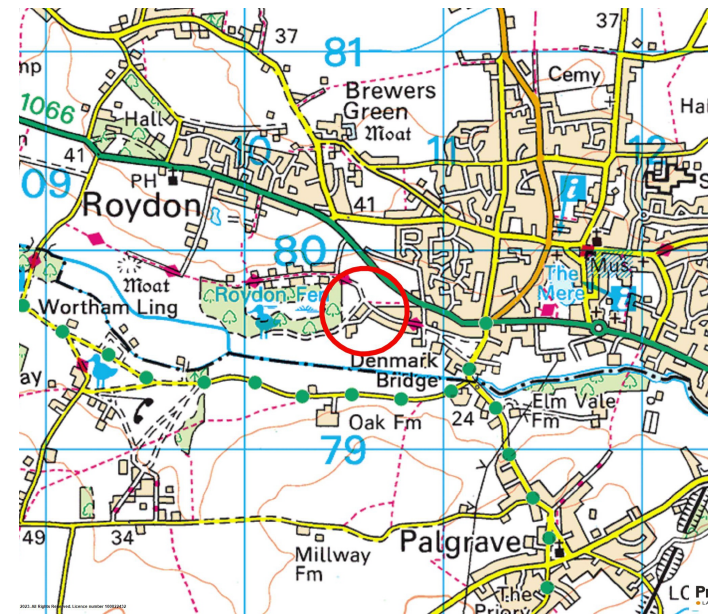
All items normally designated as tenants fixtures & fittings are specifically excluded from the sale unless mentioned in these particulars.

Viewing

Strictly by prior telephone appointment with the vendors' agent Harrison Edge T: +44 (0)1379 871 563

Directions

From Stanley Road (B1066) turn into Denmark Lane if approaching from Diss Town Centre or from Thetford direction, turn into Tottington Lane at the top of the hill opposite the turn to the Primary School. No,43 overlooks the farmland with a sale board erected.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy performance certificate (EPC)

43 Tottington Lane
Roydon
DISS
IP22 5SF

Energy rating
E

Valid until: 7 December 2033

Certificate number: 9340-2804-0320-2907-1281

Property type

Detached bungalow

Total floor area

108 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

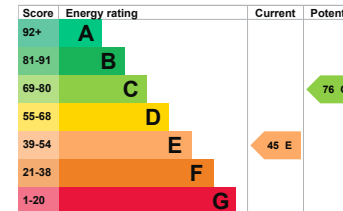
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





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