



1 MILLWAY AVENUE

ROYDON, DISS, IP22 4QL



Ideally located within walking distance of Diss town centre and its excellent rail links, this spacious four-bedroom detached home offers well-proportioned accommodation, generous gardens, ample parking and a double garage.

Upon entering, the viewer is welcomed by a particularly spacious entrance hall, providing an excellent first impression and access to the principal ground floor accommodation. The main living space is centred around a generous L-shaped living/dining room, offering plenty of room for both comfortable everyday living and entertaining. From the living room, sliding doors open directly onto the rear garden, creating a natural connection between the indoor and outdoor spaces. Wooden double doors lead through to the kitchen, which is conveniently positioned off the main living accommodation.

Situated to the opposite side of the property is a separate and versatile snug, offering a more relaxed secondary reception space and benefiting from sliding doors opening directly onto the side garden. This creates a lovely connection with the outdoor space and makes the room particularly enjoyable during the warmer months. A useful office area can also be found on this floor, providing an ideal space for home working or study. The ground floor accommodation is completed with

a separate WC.

Upstairs, the property continues to offer impressive proportions, with four well-sized double bedrooms arranged around a spacious landing. The accommodation is completed by a family bathroom, providing comfortable facilities for a growing family or visiting guests.

Externally, the property occupies an attractive corner plot, with established gardens extending around two sides and offering a good degree of privacy and outdoor space. The gardens are accessible from both the main living accommodation and separate snug.

To the rear, a sizeable double driveway provides off-road parking and leads to a substantial double garage. The combination of gardens, parking and garage provides excellent practicality, particularly given the property's convenient position close to Diss town centre.



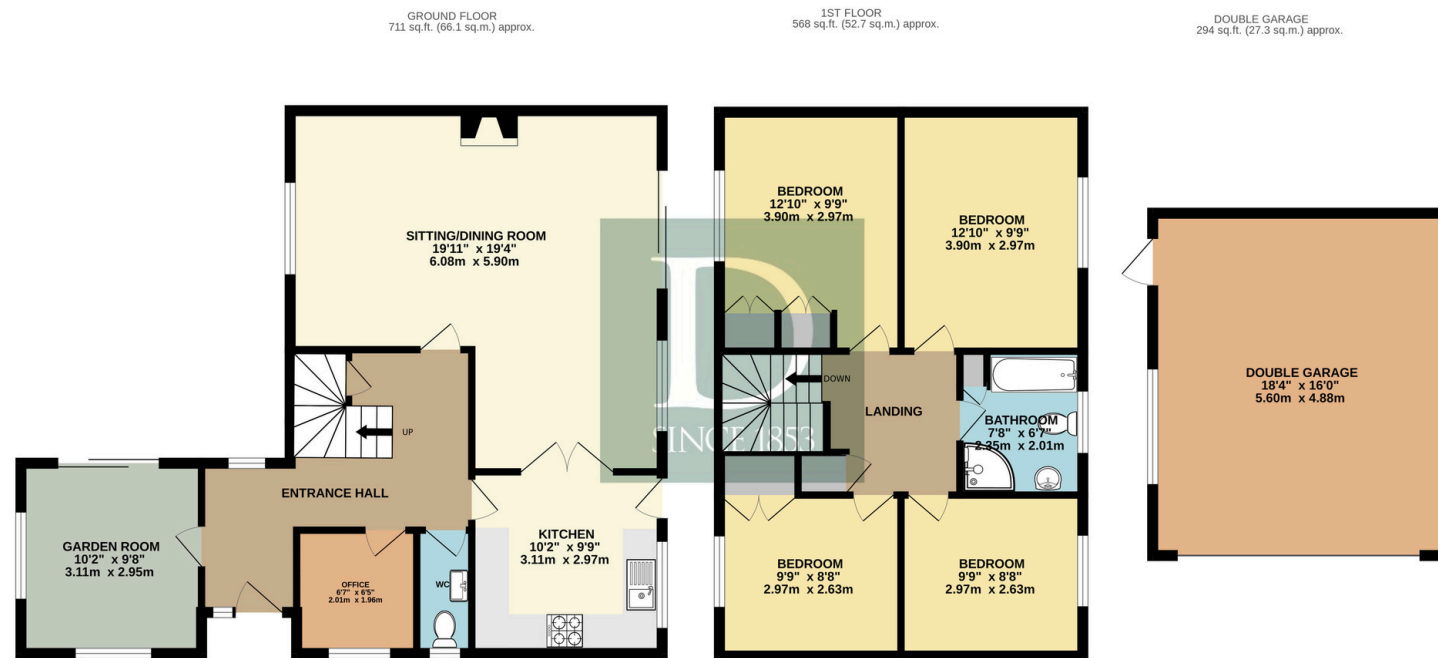


SPACIOUS
ACCOMMODATION





FLOOR PLAN



TOTAL FLOOR AREA : 1573 sq.ft. (146.1 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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LOCATION

The location is a particular highlight, with Diss town centre within easy walking distance, offering a good range of shops, cafés, restaurants and everyday amenities. Diss railway station is also conveniently accessible, providing direct rail connections and making the property an excellent choice for commuters.

SERVICES

Gas fired central heating. Mains electric, water and drainage are connected. (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 D

ENERGY PERFORMANCE

TBC

VIEWING

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

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