



56 LOUIE'S LANE

ROYDON, DISS. IP22 4EQ



A versatile detached home near Diss town centre, offering three bedrooms, potential for a fourth, spacious living areas, parking, and a generous garden with useful outbuildings.

**Ideally positioned within walking distance of Diss and its excellent range of amenities, this well-proportioned detached home offers flexible accommodation arranged over two floors, with the potential for four bedrooms, together with useful outside space and a range of versatile ancillary buildings.**

The ground floor provides a welcoming living room which flows through to the dining area, with the kitchen situated just off this space. The dining room benefits from access to the conservatory, creating a pleasant additional reception space with a connection to the garden. A useful utility room and pantry provide excellent practical storage. The former garage has been converted to create a versatile additional room, currently utilised as a home office but offering the potential to serve as a fourth bedroom, subject to individual requirements. A separate WC completes the ground floor. Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, alongside a further single bedroom and the family bathroom. Outside, the property benefits from two off-road

parking spaces and a generous, mature rear garden which is well established and thoughtfully planted. The garden offers a good degree of privacy and features a variety of established fruit trees, adding both character and seasonal interest. A patio area provides an ideal space for outdoor entertaining, while a number of useful sheds offer excellent storage. There is also a separate art studio, providing a versatile space for hobbies, creative pursuits or home working.

Overall, this is a versatile detached home offering a combination of well-proportioned accommodation and an attractive location within easy walking distance of Diss town centre, making it particularly well suited to those seeking both convenience and flexibility.

#### 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.





WALKING  
DISTANCE TO  
DISS TOWN  
CENTRE





## FLOOR PLAN



## SERVICES

Mains gas, 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

EPC- C

## 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.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

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## CONTACT US

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