

# BUCKS

PROPERTY AGENTS



12 The Close, Roydon, Diss, IP22 5RE

Offers Over £500,000

- Four Bedrooms
- Two Reception Rooms
- Sealed Unit Double Glazed
- Combi Boiler
- 1/5 Of An Acre (STS)
- Detached Bungalow
- Conservatory
- Gas Radiator Central Heating
- South Facing Rear Garden With Views Over Fields
- Single Garage and Off Road Parking For Several Vehicles



# 12 The Close, Diss IP22 5RE

Located in the charming village of Roydon, Diss, this delightful detached bungalow on The Close offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking a peaceful retreat. The bungalow boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, while the adjoining conservatory allows for an abundance of natural light and stunning views of the south-facing rear garden. This garden is a true highlight, offering picturesque vistas over the fields beyond, making it an ideal spot for enjoying sunny afternoons. Equipped with a modern combi boiler, this home ensures warmth and efficiency throughout the year. For those with vehicles, the property features off-road parking for up to four vehicles, along with a single garage and a workshop equipped with power and light. This additional space is perfect for hobbies or extra storage.

With its tranquil setting and generous living spaces, this bungalow presents a wonderful opportunity for anyone looking to enjoy the serene lifestyle that Roydon has to offer. Roydon is best described as a quiet rural commuter village in Norfolk. It combines old countryside feature commons, ponds, farmland and historic building. Despite its growth, it still has a strong village atmosphere and community life. With local amenities such as small local shops, pubs, and community facilities additionally a primary school. Located one mile to Diss, which has a main railway line to London Liverpool Street and Norwich. Don't miss the chance to make this lovely property your new home.



Council Tax Band: D



### Entrance Porch

With vinyl floor.

### Entrance Hall

Upon entering a spacious hall with built-in double cupboard, airing cupboard housing Combi boiler, loft access to part boarded loft with pull down ladder and radiator.

### Sitting Room

With two full length windows to rear, high level window to side and patio doors to side ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point, wall fitted gas fire and two radiators.

### Dining Room

With window to side, opening with steps down leading to sitting room.

### Kitchen/Diner

With two windows to side and window to front, range of high and low units, sink and drainer, tiled splashbacks, induction hob, eye level electric double oven, built in breakfast table, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, larder cupboard, pantry with window to front, door to rear porch with door leading to outside and karndean floor.

### Conservatory

With windows all around and French doors leading to rear and radiator.

### Bedroom One

With window to front and radiator.

### En-Suite

With window to front, double shower cubicle, low level W/C, basin in vanity unit, tiled splashbacks, vinyl floor and radiator.

### Bedroom Two

With window to rear and radiator.

### Bedroom Three

With window to rear and radiator.

### Bedroom Four

With window to rear and radiator.

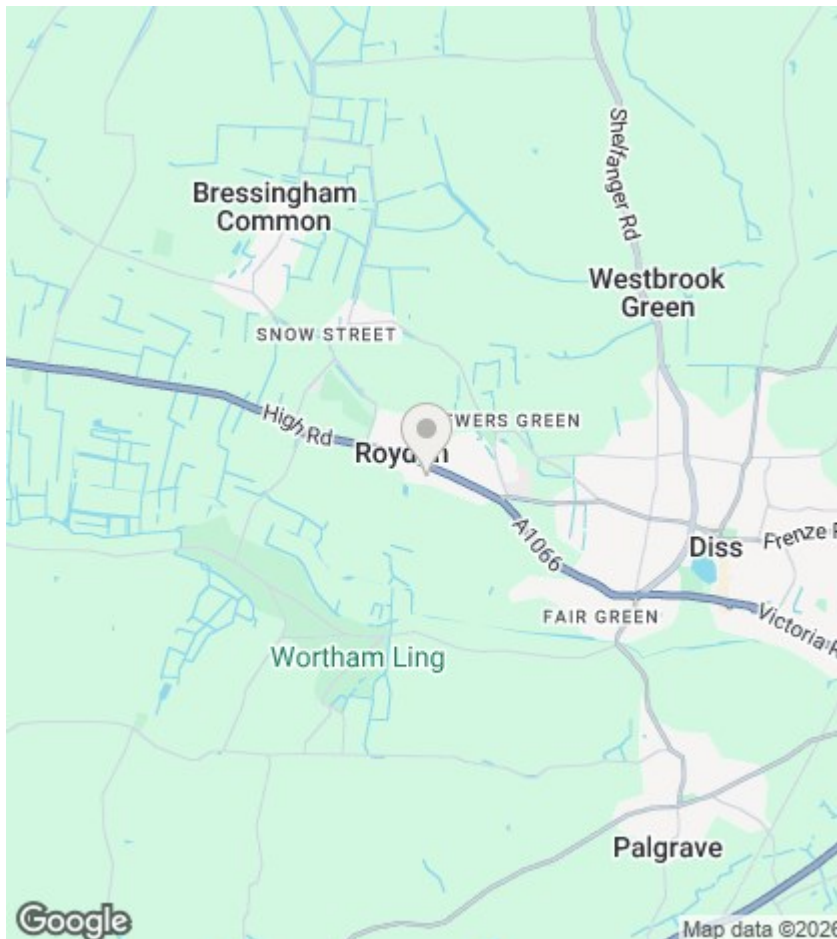
### Bathroom

With bath with mixer tap and shower attachment, low level W/C, pedestal basin, shaver point, fully tiled walls, tiled floor and heated towel rail.

### Outside

To the front of the property is a shingle driveway providing off road parking for several vehicles additionally leading to a single garage and workshop with electric door, two windows to side, double opening doors to rear and power and light connected, mature shrubs and hedging and fencing. To the rear of the property with access through a side gate is a south facing rear garden comprising of views over fields to rear, electric awning, patio area ideal for outside entertaining, lawn, mature shrubs and trees, circular brick area with shrubs, base for shed, shed, pathway and outside lighting.





## Directions

Market Place, Stowmarket IP14 1DT, UK Head north on Market Pl towards Tavern St/B1115 Turn right at the 1st cross street onto Station Rd W/B1115 Continue to follow B1115 At the roundabout, take the 1st exit onto Newton Rd/B1113 Continue to follow B1113 Turn right to stay on B1113 Turn right onto A143 Turn left onto Church Rd Turn right to stay on Church Rd Turn right onto Wigwam Hill Turn left onto Rectory Rd Turn left onto Ling Rd Turn right onto The Doit Continue onto Doit Ln Turn right onto High Rd/A1066 Turn right onto The Cl Arrive: The Close, Roydon, Diss IP22 5RE, UK

## Viewings

Viewings by arrangement only.  
Call 01449614700 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 70      | 80                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total Area: 172.0 m<sup>2</sup> ... 1851 ft<sup>2</sup>

