

Roydon Road, Diss IP22 4LN

Offers Over

£250,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

- No onward chain
- First floor family bathroom and ground floor shower room
- Victorian end-of-terrace with a wealth of original features
- Two good sized reception rooms
- Three double bedrooms
- Sizeable rear garden
- Close to town centre
- Additional boarded loft space with skylights
- EPC Rating D
- Council Tax Band B

The historic market town of Diss lies on the south Norfolk border, nestled within the attractive countryside of the Waveney Valley. The town, just a short walk from the property, provides an excellent range of everyday amenities including shops, schools, cafés, and leisure facilities, and further benefits from a mainline railway station offering regular, direct services to London Liverpool Street and Norwich, making it ideal for commuters.

This charming Victorian semi-detached home offers generous and versatile accommodation throughout, blending period character with practical family living. Retaining several original features, including sash windows and decorative fireplaces, the property enjoys a wealth of character and an inviting atmosphere.

The accommodation is entered via a welcoming entrance hall, which provides access to the principal reception rooms. Positioned at the front of the property, the sitting room is a bright and comfortable space, benefitting from a large sash window that fills the room with natural light. To the rear, the separate dining room offers an excellent area for family dining and entertaining, with an open connection through to the kitchen, creating a sociable layout. The kitchen is fitted with a range of units and work surfaces and further benefits from access to a useful utility area and a ground-floor shower room.













On the first floor, the property continues to impress with three well-proportioned double bedrooms. Two of the bedrooms feature attractive original fireplaces, adding further charm and character. The family bathroom comprises a bath, wash hand basin and WC, serving the bedrooms comfortably. In addition, the boarded loft space, complete with a skylight window, provides valuable ancillary storage or hobby space.

Externally, the property is set back from the road behind an enclosed front garden, predominantly laid to lawn, with a pathway leading to the front entrance. A side access gate provides convenient passage to the rear garden. The rear garden is a particularly appealing feature, beginning with a paved terrace ideal for outdoor dining and entertaining before extending to a generous lawn. Mature trees, shrubs and established flower beds create a private and attractive outdoor environment, offering plenty of space for both relaxation and family enjoyment.

AGENTS NOTE: The property is within a conservation area.

ENTRANCE HALL:

RECEPTION ROOM ONE: - 3.63m x 3.76m (11'11" x 12'4")

RECEPTION ROOM TWO: - 5.36m x 3.10m (17'7" x 10'2")

KITCHEN: - 2.84m x 3.05m (9'4" x 10'0")

REAR HALL:

SHOWER ROOM: - 1.30m x 1.42m (4'3" x 4'8")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.68m x 3.35m (12'1" x 11'0")

BEDROOM: - 3.66m x 2.64m (12'0" x 8'8")

BEDROOM: - 2.87m x 3.07m (9'5" x 10'1")

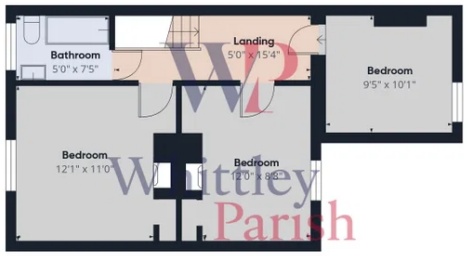
BATHROOM: - 1.52m x 2.26m (5'0" x 7'5")

LOFT SPACE: - 2.77m x 5.08m (9'1" x 16'8")

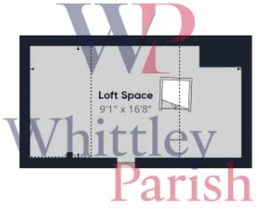
SERVICES:
Drainage - mains
Heating - gas
EPC Rating D
Council Tax Band B
Tenure - freehold



Floor 0



Floor 1



Floor 2

Approximate total area(1)

1103 ft²

Reduced headroom

78 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

Strictly by Appointment
sales@whittleyparish.com
01379 640808

Zoopla.co.uk The Property Ombudsman OnTheMarket.com rightmove arla propertymark PROTECTED naea propertymark PROTECTED

www.whittleyparish.com