



Roydon Road | Diss | IP22 4LN
£270,000

twgaze

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A charming three-bedroom semi-detached period home situated on the popular Roydon Road, within easy walking distance of Diss town centre and its excellent range of amenities. Dating from the late Victorian era, the property retains attractive character features including sash windows and a period fireplace, whilst offering well-proportioned accommodation throughout. The property benefits from two reception rooms, a kitchen with adjoining utility area, ground-floor shower room, family bathroom, and a mature rear garden with patio and lawned areas. Conveniently located for the mainline railway station, offering direct services to Norwich, Ipswich and London Liverpool Street.

- Attractive three-bedroom semi-detached period home.
- First-floor family bathroom.
- Convenient for Diss railway station with direct London Liverpool Street services.
- **** NO ONWARD CHAIN****
- Three double bedrooms.
- Walking distance to Diss town centre amenities.
- High ceilings and spacious rooms throughout.

Location

Roydon Road is a popular residential location as it leads directly into the western side of the town centre where there is an excellent range of shops, public houses and restaurants. It is also home to the TW Gaze auction house which is open for viewings on Thursdays and Friday mornings. Diss has various facilities on offer including an excellent range of local and national shops, sporting facilities, health centre, library, fine church, bustling auction room and schooling to sixth form level. There is a mainline railway station providing frequent commuter services to Norwich, Ipswich and London Liverpool Street (in around 90 minutes). The regional retail, cultural and business centre of Norwich lies approximately 23 miles to the north and the historic town of Bury St Edmunds some 24 miles to the south west. The Suffolk Heritage Coast at Aldeburgh, Southwold and Walberswick are about an hour's drive away.





Property

This attractive three-bedroom semi-detached home dates from the late Victorian period and retains a number of charming character features, including sash windows and a period fireplace. The accommodation is entered via a traditional entrance hall, with doors leading to the principal reception rooms. To the front of the property, the living room enjoys excellent levels of natural light through a large sash window, creating a bright and welcoming living space. To the rear, the dining room provides an ideal setting for family meals and entertaining and flows seamlessly into the kitchen. The kitchen offers a practical layout and in turn leads to a useful utility area and ground-floor shower room. On the first floor, the generous proportions continue throughout. There are three spacious double bedrooms, two of which benefit from attractive period fireplaces. The family bathroom is situated to the front elevation and comprises a panelled bath, low-level WC and wash hand basin. The attic has been boarded out and a skylight has been added, giving further useful space.

Outside

To the front, the property is predominantly laid to lawn and is approached via a cobblestone pathway leading to the attractive front entrance door. Pedestrian side access to the right-hand side of the property provides convenient access to the rear garden. The rear garden offers a pleasant outdoor space, beginning with a paved patio area ideal for outdoor seating and entertaining. Beyond, the garden is mainly laid to lawn and is complemented by mature trees and well-stocked herbaceous borders, creating an attractive and established setting.

Services: Mains water, Gas and Electric are connected to the property. Mains Drainage.

Council Tax: B

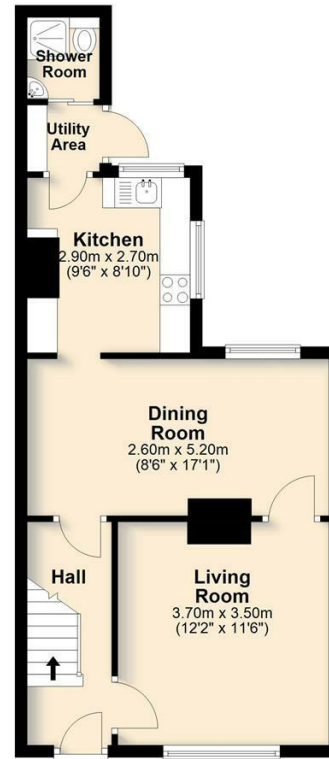
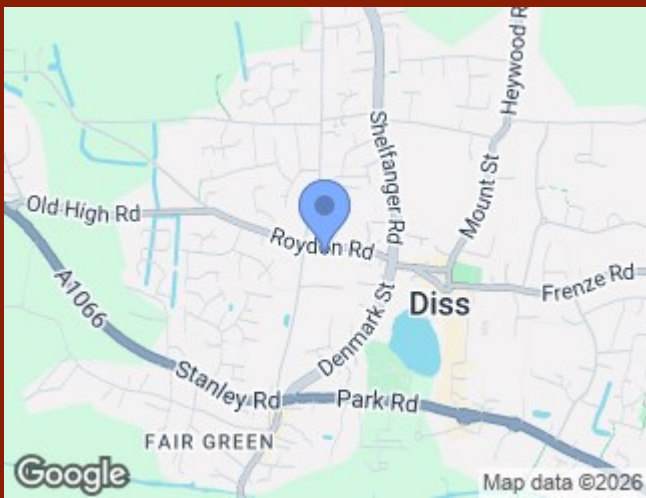
How to get there: What3words: ///ending.waking.pulps

Viewing: Strictly by appointment with TW Gaze

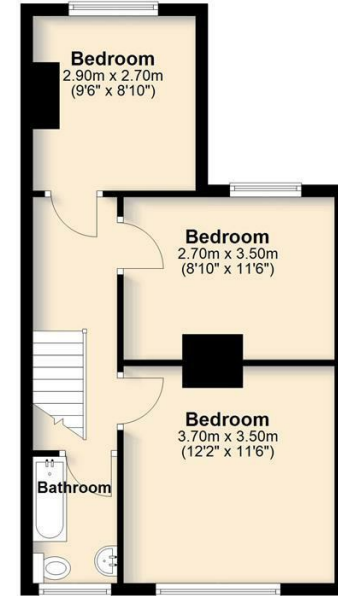
Tenure: Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017. In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20212

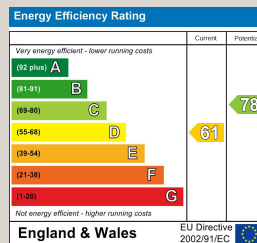


Ground Floor
Approx. 45.7 sq. metres (492.2 sq. feet)



First Floor
Approx. 40.5 sq. metres (435.5 sq. feet)

Total area: approx. 86.2 sq. metres (927.7 sq. feet)



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