

BUCKS

PROPERTY AGENTS



15 De Morley Close, Roydon, Diss, IP22 5SH

Price £315,000

- Four Bedrooms
- Two Reception Rooms
- Shower Room And Bathroom
- Gas Radiator Central Heating
- Integral Single Garage
- Extended Link Detached House
- Play Room/Study
- Sealed Unit Double Glazed
- Off Road Parking For Three Vehicles
- Village Location

15 De Morley Close, Diss IP22 5SH

Located in the charming area of De Morley Close, Roydon, Diss, this extended link detached house presents an excellent opportunity for families seeking a spacious and versatile home. Boasting four well-proportioned bedrooms, this property is designed to accommodate both relaxation and entertainment. Upon entering, you are greeted by two inviting reception rooms, perfect for hosting guests or enjoying quiet evenings with family. The layout is thoughtfully designed, featuring a playroom or study that can easily adapt to your needs, whether it be a children's play area or a home office. The property includes both a shower room and a separate bathroom, ensuring convenience for busy mornings or unwinding after a long day. The ample space throughout the home allows for comfortable living, making it an ideal choice for those who appreciate room to breathe. For those with vehicles, the property offers off-road parking for up to four vehicles, complemented by an integral single garage equipped with power and light. This feature not only provides secure parking but also additional storage options.

De Morley Close is situated in a peaceful neighbourhood, making it a perfect retreat whilst 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. This delightful link detached house is a rare find, combining practicality with comfort, and is ready to welcome its new owners. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



Entrance Porch

With window to front.

Entrance Hall

With stairs leading to first floor, understairs area, personnel door to garage and radiator.

Sitting Room

With window to rear and patio doors leading to rear ideal for indoor/outdoor entertaining additionally illuminating the room with natural light, TV point and radiator.

Dining Room

With window to rear, LVT floor and radiator.

Kitchen/Breakfast Room

With two windows to rear, recently fitted modern high and low units, sink and drainer, tiled splashbacks, gas hob with extractor hood and fan, electric oven, breakfast bar, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, door to front, tiled floor and radiator.

Play Room/Study

With window to rear, door leading to outside and built-in cupboard.

Cloakroom

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

First Floor Landing

With shelved airing cupboard housing hot water tank and loft access.

Bedroom One

With window to front 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.

Shower Room

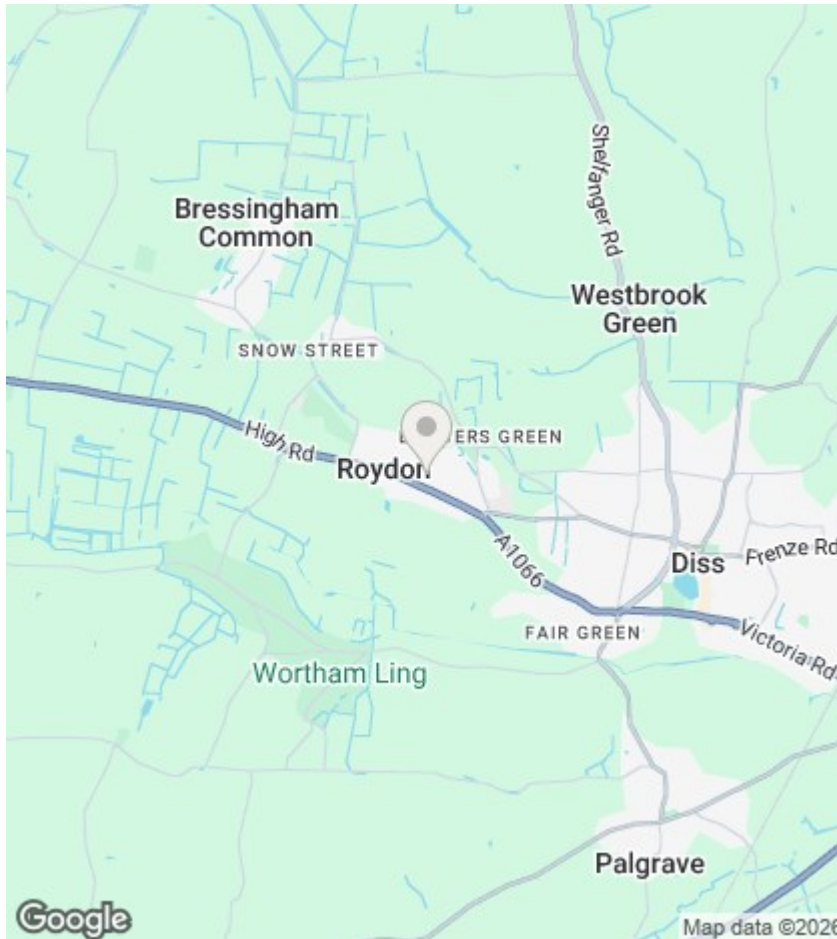
With shower cubicle.

Bathroom

With window to side, bath with mixer tap and shower attachment, low level W/C, pedestal basin, tiled splashbacks, vinyl floor and heated towel rail.

Outside

To the front of the property is a gravel driveway providing off road parking for three vehicles additionally leading to a integral single garage with up and over door and power and light connected. To the rear of the property is a rear garden comprising of patio area ideal for outside entertaining, lawn, shrub borders, shed and for privacy and seclusion is fenced all around.



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 onto Wickham Rd Continue onto Workhouse Rd Turn left onto A140 At the roundabout, take the 2nd exit and stay on A140 At the roundabout, take the 1st exit and stay on A140 Turn left towards Abbey Cl Continue straight onto Abbey Cl Turn right Turn right onto A143 Turn left onto Crossing Rd Turn left onto Rose Ln Continue onto Lion Rd Turn right onto Priory Rd Slight left onto Millway Ln/The Paddocks Continue onto Denmark Hill Continue onto Denmark St Turn left onto Stanley Rd/A1066 Continue to follow A1066 Turn right onto Tudor Ave Turn left onto De Morley Cl Arrive: De Morley Cl, Roydon, Diss IP22 5SH, UK

Viewings

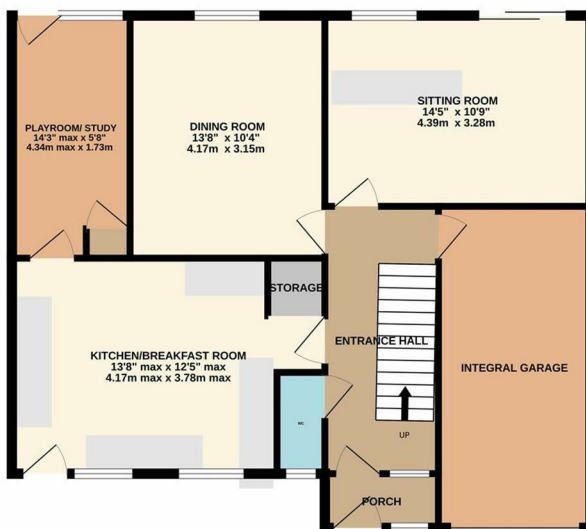
Viewings by arrangement only.

Call 01449614700 to make an appointment.

EPC Rating:

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

GROUND FLOOR
906 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.

