

Brewers Green, Roydon, Diss, Suffolk, IP22 5SD

MARK·EWIN
BURY ST EDMUNDS

Agents Note: This property is going to an online auction on the 9th-10th November 2026 with Auction House East Anglia for a guide price of £200,000 - £220,000. CHAIN FREE.

Located in the village of Roydon, just on the outskirts of Diss, is this attractive, detached cottage with field views to both the front and rear. The accommodation on the ground floor comprises an entrance porch, sitting/dining room with feature brick fireplace and wooden beams, a kitchen, also with a feature brick fireplace, a conservatory leading to the garden and a bathroom featuring a shower over bath. Upstairs, three bedrooms can be found, the principal and third bedroom offer built-in storage or wardrobes.

Outside, the front garden is laid to lawn complemented by planted beds hosting a variety of flowers and shrubs. A shingle driveway provides ample off-road parking and leads to the single garage. To the rear, there is a delightful courtyard garden featuring a well, shed and planted shrubs.

Additional Information
Tenure: Freehold
Mobile Coverage: EE, O2, Three & Vodafone are available in this area. (Source Ofcom)
Broadband: Standard & Superfast are available in this area. (Source Ofcom) Services: Mains Gas, Electric, Water & Drainage. Heating via gas central heating. (Please note that none of these services have been tested by the selling agent.)

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Directions

Travelling north west along the A1066 passing Diss and continuing through the village of Roydon. Turn right onto Old High Road and then left onto Manor Road. Continue along this road and onto Brewers Green where the property can be found on the right hand side.

Location

Roydon is less than two miles away from Diss and offers a good range of amenities and leisure services, along with railway links to London. The market town of Attleborough is also close by, providing railway links to Norwich, Cambridge and Stansted airport. Redgrave & Lopham Fen National Nature Reserve offers nearby walks and outdoor pursuits.

Accommodation:

Entrance Porch 4' 7'' x 3' 3'' (1.39m x 0.98m)

Sitting/Dining Room 18' 7'' x 13' 1'' (5.66m x 4.00m reducing to 3.04m)

Kitchen 10' 10'' x 9' 1'' (3.30m x 2.78m)

Bathroom 8' 10'' x 6' 0'' (2.69m reducing to 1.80m x 1.84m)

Conservatory 13' 0'' x 9' 0'' (3.97m x 2.74m)

Landing

Bedroom 14' 11'' x 8' 8'' (4.55m x 2.65m)

Bedroom 9' 11'' x 13' 7'' (3.02m x 4.14m)

Bedroom 7' 8'' x 8' 4'' (2.34m x 2.55m)

Front & Rear Gardens

Parking & Garage

Additional Information:

Council Tax Band: D
EPC Rating: D
Tenure: Freehold

Guide Price £200,000
Freehold





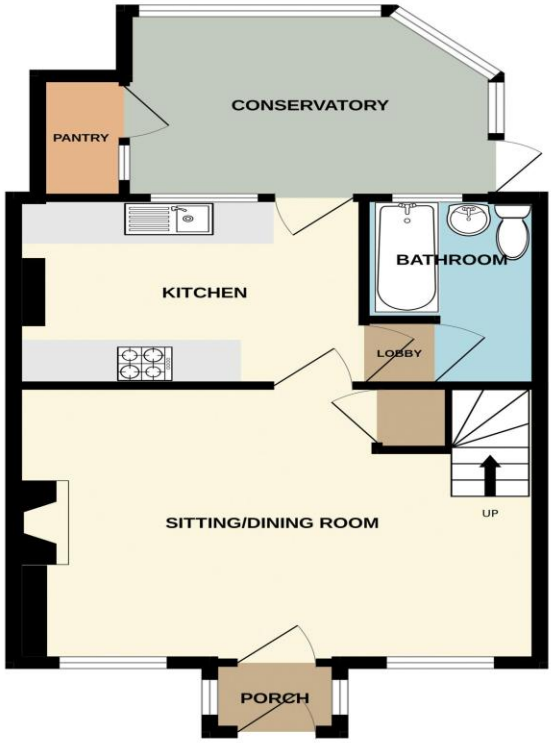




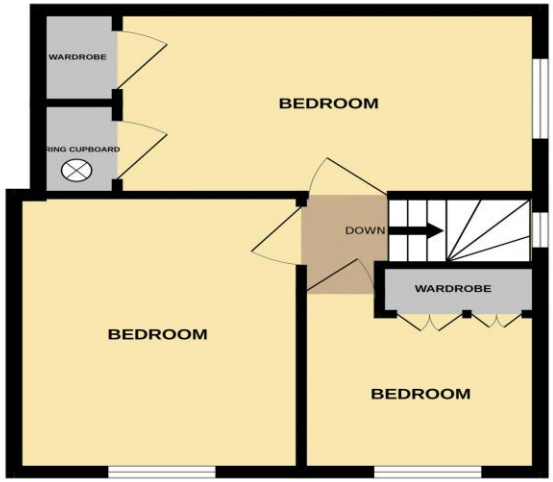




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A byer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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The Property Ombudsman