

Louies Lane, Roydon, Diss IP22 4EQ

Guide Price

£250,000 - £265,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Guide Price £250,000 - £265,000
- Desirable location within walking distance to town centre
- Attractive period cottage
- Modern open plan layout with a log burner
- Stylish shaker style kitchen
- Immaculately presented throughout
- Generous size garden
- Driveway for up to two vehicles
- Modern garden room ideal for home office/gym/studio
- EPC Rating C

Louies Lane has long been regarded as one of Diss's most sought-after addresses, offering a wonderful balance of convenience and tranquillity. Just a short walk from the town centre, residents can enjoy easy access to a wide range of independent shops, cafés and everyday amenities, while returning home to a peaceful residential setting removed from the hustle and bustle of town life. The area is characterised by an attractive mix of post-war and more modern homes, creating an established and highly desirable neighbourhood. Diss itself is a thriving historic market town, renowned for its picturesque mere, vibrant community and excellent facilities. For commuters, the mainline railway station provides regular direct services to Norwich and London Liverpool Street, while the surrounding Waveney Valley countryside offers endless opportunities to enjoy the beauty of rural Norfolk right on the doorstep.

Having been significantly enhanced and upgraded in recent years, this beautifully presented Victorian mid-terrace cottage effortlessly blends period character with modern comfort. From the moment you step inside, the care and attention given to the property is immediately apparent. A useful entrance porch welcomes you into an impressive open-plan lounge, kitchen and dining space, creating a bright and sociable environment. Completing the ground floor is a stylish shower room featuring a generous walk-in shower installed in 2026. The first floor offers a practical layout with all three bedrooms accessed directly from the landing. The principal bedroom benefits from fitted wardrobes, providing excellent built-in storage. Further benefits include UPVC double glazed windows throughout and a gas-fired central heating system served by a boiler installed in 2025. Presented in exceptional decorative order and ready to move straight into, this is a charming home that successfully combines Victorian character with modern style.













To the front of the property, a private driveway provides the convenience of off-road parking. The generous rear garden offers a wonderful extension to the living space, being predominantly laid to lawn and enjoying a pleasant, leafy backdrop created by an abundance of established plants and shrubs. A paved patio area provides the perfect setting for outdoor dining and entertaining during the warmer months, while the enclosed nature of the garden, bordered by panel fencing, creates a safe and private environment to enjoy.

Positioned at the rear of the garden is a substantial garden room measuring approximately 13'9" x 12'1", offering excellent versatility for a variety of uses. Fitted with UPVC double glazed windows and doors, together with power connected, it could serve equally well as a home office, studio, hobby room or simply a relaxing retreat overlooking the garden.

PORCH:

OPEN PLAN LOUNGE/KITCHEN/DINER: - 3.17m x 6.55m (10'5" x 21'6")

REAR HALL:

SHOWER ROOM: - 1.83m x 1.78m (6'0" x 5'10")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 2.87m x 3.30m (9'5" x 10'10")

BEDROOM: - 2.24m x 3.00m (7'4" x 9'10")

BEDROOM: - 2.24m x 2.11m (7'4" x 6'11")

GARDEN ROOM: - 4.19m x 3.68m (13'9" x 12'1")

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



Floor 0 Building 1



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Approximate total area(1)

739 ft²

(1) Excluding balconies and terraces

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
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