



High Road, Roydon - IP22 5RU



High Road

Roydon, Diss

This WELL PRESENTED DETACHED BUNGALOW offers an impressive 1473 SQ. FT (stms) of versatile family accommodation, perfectly positioned just a stone's throw from LOCAL AMENITIES, TRANSPORT LINKS, and a WELL-RATED OFSTED PRIMARY SCHOOL. Step inside the inviting ENTRANCE HALLWAY and discover a spacious 14' SITTING ROOM, flooded with natural light through DOUBLE GLAZED WINDOWS AND DOORS, creating a warm and welcoming atmosphere. The heart of the home is the 17' KITCHEN/DINING ROOM, complete with INTEGRATED APPLIANCES and DIRECT ACCESS INTO THE GARDEN ROOM (ideal for entertaining or family gatherings). THREE AMPLE DOUBLE BEDROOMS ensure comfortable living for all, while a FAMILY BATHROOM with SHOWER OVER BATH and a separate SHOWER ROOM (with EN-SUITE POTENTIAL) provide convenience and flexibility. Every corner of the property has been thoughtfully designed to maximise space and comfort, with a practical layout that flows seamlessly from living areas to the private quarters. The property also benefits from an EXPANSIVE DRIVEWAY offering plentiful parking and a SINGLE



GARAGE attached for additional storage or secure parking. Step outside and experience the SOUTH FACING REAR GARDEN, which enjoys SWEEPING COUNTRYSIDE VIEWS and a vibrant backdrop of mature shrubs with timber panel fencing, ensuring privacy and tranquillity. Accessed from the side or directly from the garden room, the garden boasts a patio and DECKED SEATING AREA at the front, perfect for FAMILY BARBEQUES, AL FRESCO DINING, or a peaceful morning coffee. A SUMMER HOUSE to the right sits atop decorative gravel stones, offering an ideal retreat or hobby space. The generous plot serves as a blank canvas for gardening enthusiasts, with FURTHER STORAGE SHEDS and mature planting providing year-round interest. To the rear, a SECOND SUMMER HOUSE with its own PRIVATE DECKING is perfectly positioned to enjoy the breath-taking countryside vista.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Beautifully Presented Detached Bungalow Offering 1473 Sq. Ft (stms) Of Family Accommodation
- Stones Throw Away From Local Amenities, Transport Links & Well Rated Ofsted Primary School
- 14' Sitting Room With Double Glazed Windows & Doors Throughout
- 17' Kitchen/ Dining Room With intergrated Appliances & Direct Access Into Garden Room
- Three Ample Double Bedrooms
- Family Bathroom With Shower Over Bath & Shower Room With En-Suite Potential
- Fully Enclosed South Facing Rear Garden With Sweeping Countryside Views
- Expansive Driveway Offering Plentiful Parking & Single Garage Attached

The property is located in the popular village of Roydon, an ideal spot for walking and enjoying the quiet life. The centre of the village of Roydon is within an easy walk of the property has a service station, public house, village hall and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.

SETTING THE SCENE

Approached using the High Road in Roydon, you will find a gated and expansive hard standing driveway to the front providing plenty of parking off road for numerous vehicles on either the hard standing or the shingle areas. The driveway leads to the attached single garage with an up and over door. The main entrance door is found to the front with access into the porch. Gated access leads to the rear garden to side.

THE GRAND TOUR

Entering via the main entrance door to the front there is a useful porch leading through to the main central hallway. Off the hallway to the front there is a double bedroom to the right and a modern family bathroom to the left with bath and shower over, w/c and hand wash basin. Heading straight ahead there is a large shower room with shower, w/c and hand wash basin which also has a 'jack and jill' access to the main double bedroom adjacent. This spacious bedroom benefits from lovely views to the rear over the gardens. Heading down the hallway there is further built in storage as well as access to the kitchen and the sitting room separately. The sitting room offers a large window to the front as well as a fireplace with space for a woodburner. The kitchen is located to the rear with a modern range of units as well as space for all white goods freestanding and space for a small table. The kitchen is filled with light coming from extensions to both the rear and side. To the rear is the garden room with a solid roof currently used as the dining room with access to the garden. To the side is a useful seating area with further access to the garden as well as providing access to the third bedroom meaning this could easily be sectioned off and used as a self contained area if needs be.

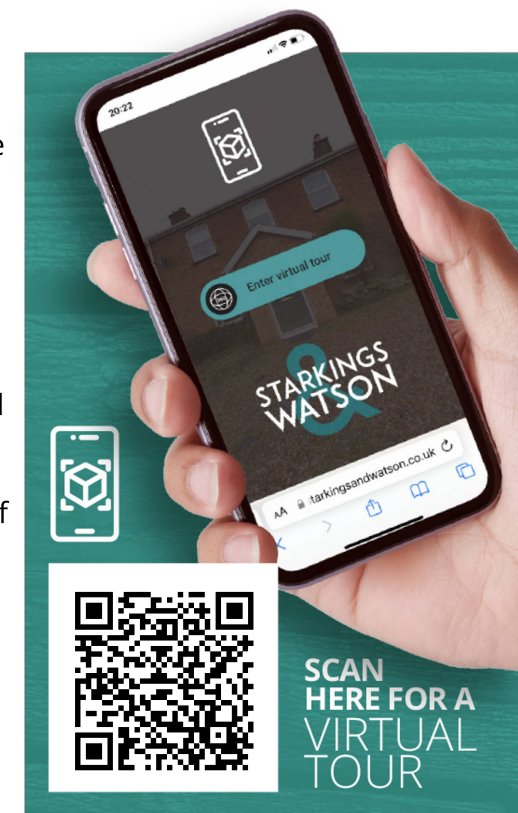
FIND US

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







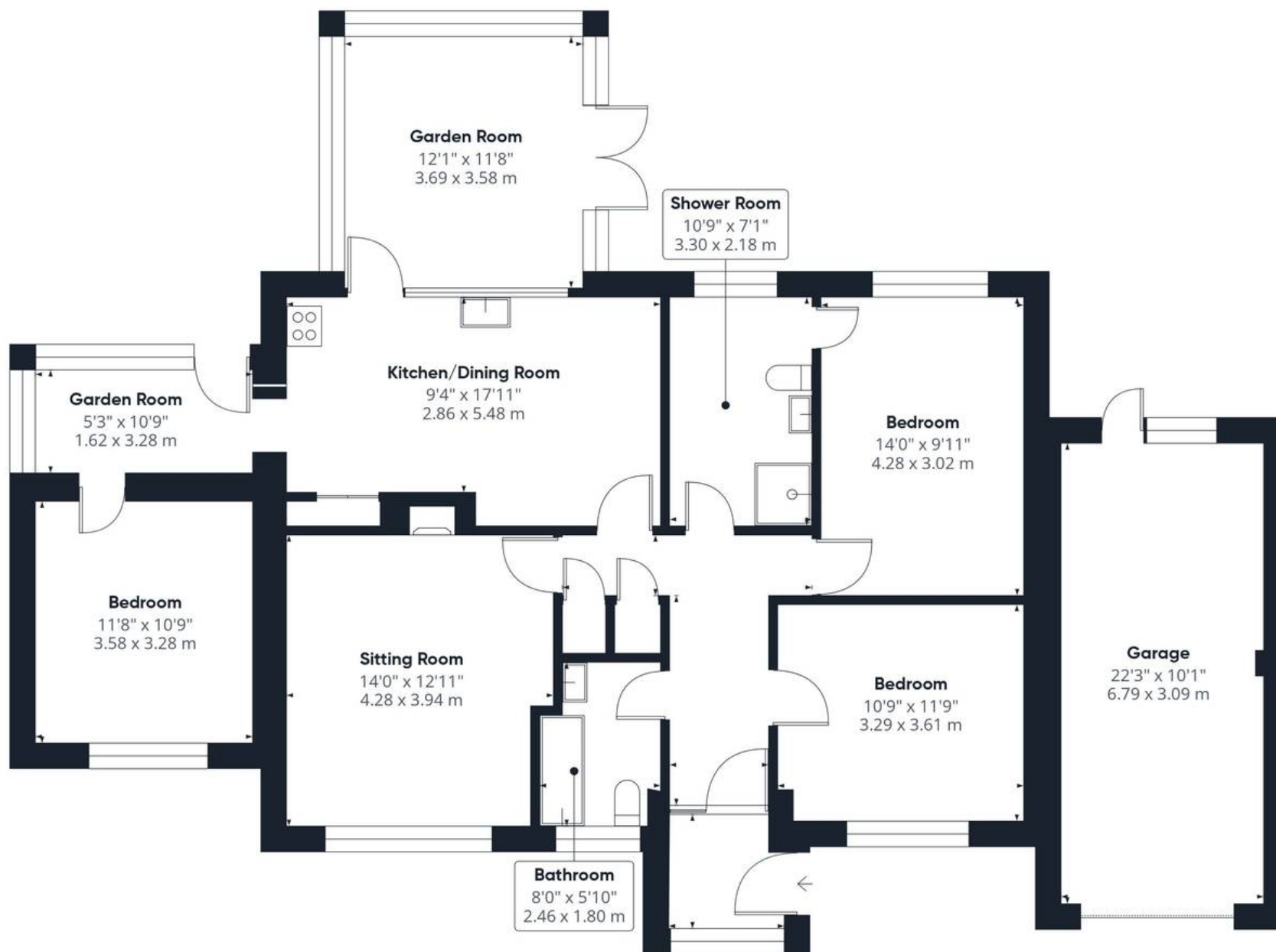
THE GREAT OUTDOORS

With access from the side or alternatively the garden room the expansive south facing rear garden is fully enclosed with both timber panel fencing and mature shrubs for a vibrant backdrop. To the front a patio and decked seating area is perfect for a family barbeque, al fresco dining or a simple morning coffee with a summer house to the right hand side covered in decorative gravel stones. Adjacent, the vast plot spreads out as a blank canvas for those with green fingers, with further storage sheds for ease and mature shrubs leading you out. To the rear, a second summer house with it's own private decking sits besides the sweeping countryside views making this a sanctuary for wildlife lovers or home pets.

AGENTS NOTE

The large timber built workshop to the front can be taken or left as part of the sale depending on a buyers preference. Please ask the office for more information.





Approximate total area⁽¹⁾

1471 ft²

136.8 m²

(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



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