3 Horner Close

Roydon

Diss

IP22 5SJ









ATTIK

CITY | COUNTRY | COAST


ATTIK
CITY | COUNTRY | COAST





3 Horner Close

Guide Price £325,000

The Immaculate 4 bedroom home...
Set within a peaceful residential close in the popular village of Roydon, just outside the market town of Diss, this immaculately presented four-bedroom home offers beautifully finished accommodation, generous living spaces and a thoughtful layout perfectly suited to modern family life. With stylish contemporary interiors, excellent entertaining areas and a low-maintenance garden, the property is ready to move straight into.

Approached via a substantial brickweave driveway providing ample off-road parking, the property also benefits from an electric vehicle charging point and external power sockets. Stepping inside, the impressive entrance hallway immediately sets the tone, with a striking open oak staircase featuring glass balustrades, engineered wood flooring and a large rooflight flooding the space with natural light. The elevated ceiling height further enhances the wonderful sense of openness.

Towards the rear of the property, the inviting sitting room offers a comfortable space to relax, with attractive column radiators and French doors opening directly onto the garden terrace. Adjoining this is a wonderfully spacious dining area, easily accommodating a table for ten or more guests, with wide bifold doors connecting the room to the outside. A breakfast bar provides an informal link to the adjoining kitchen, creating a sociable arrangement ideal for everyday family life and entertaining.

The beautifully appointed kitchen offers extensive cabinetry and generous preparation space, complemented by a substantial range-style cooker, Belfast sink, integrated dishwasher and a dedicated recess for an American-style fridge freezer. Its practical layout and excellent storage make it as functional as it is attractive.

Off the hallway is an exceptionally spacious utility room, almost kitchen-sized in its proportions, with extensive storage, a Belfast-style sink, space for laundry appliances, a substantial larder cupboard and a useful seating area for putting on shoes and coats. A tall designer radiator completes the room, whilst an adjoining contemporary cloakroom features a generously proportioned washbasin and WC.

The impressive oak staircase rises to the first-floor landing, where four well-presented bedrooms provide flexible accommodation for families, guests or those working from home. The two larger bedrooms offer excellent proportions with plenty of space for freestanding furniture, whilst the third bedroom, currently arranged as a single, could also accommodate a double bed. The fourth bedroom is ideal as a single room, nursery or dedicated study. Several bedrooms enjoy attractive views over the rear garden towards the mature trees beyond, with neutral decoration and fitted carpets contributing to the immaculate presentation throughout.

The family bathroom is another particularly impressive feature, beautifully finished with extensive wall and floor tiling and a luxurious, spa-like atmosphere. A whirlpool bath takes centre stage, accompanied by a substantial wet-room-style shower area, washbasin and WC. A useful airing cupboard on the landing houses the boiler and large hot water cylinder, with additional slatted shelving providing practical linen storage.

Outside, the rear garden has been thoughtfully designed for low-maintenance enjoyment, with extensive paving creating a fantastic space for outdoor dining and entertaining. A substantial pergola with what appears to be an adjustable louvred roof provides a sheltered seating area, whilst a hot tub area and generously sized garden shed add further appeal.

Roydon enjoys a desirable village setting immediately west of Diss, offering a quieter pace of life whilst remaining conveniently placed for the town's excellent amenities. Diss provides independent shops, supermarkets, cafés, restaurants, schools and leisure facilities, together with its attractive Mere. The mainline railway station offers direct services to Norwich and London Liverpool Street, making the location particularly convenient for commuters.

Combining exceptional presentation, generous accommodation and superb spaces for entertaining both inside and out, this is a home where all the hard work has already been done. With the current owners having already found their onward property, they are well placed to progress with a sale, presenting an excellent opportunity for buyers seeking a beautifully finished home in a popular and convenient location.

Agents notes...
A pre-recorded walkaround tour is available for this property

EPC to follow

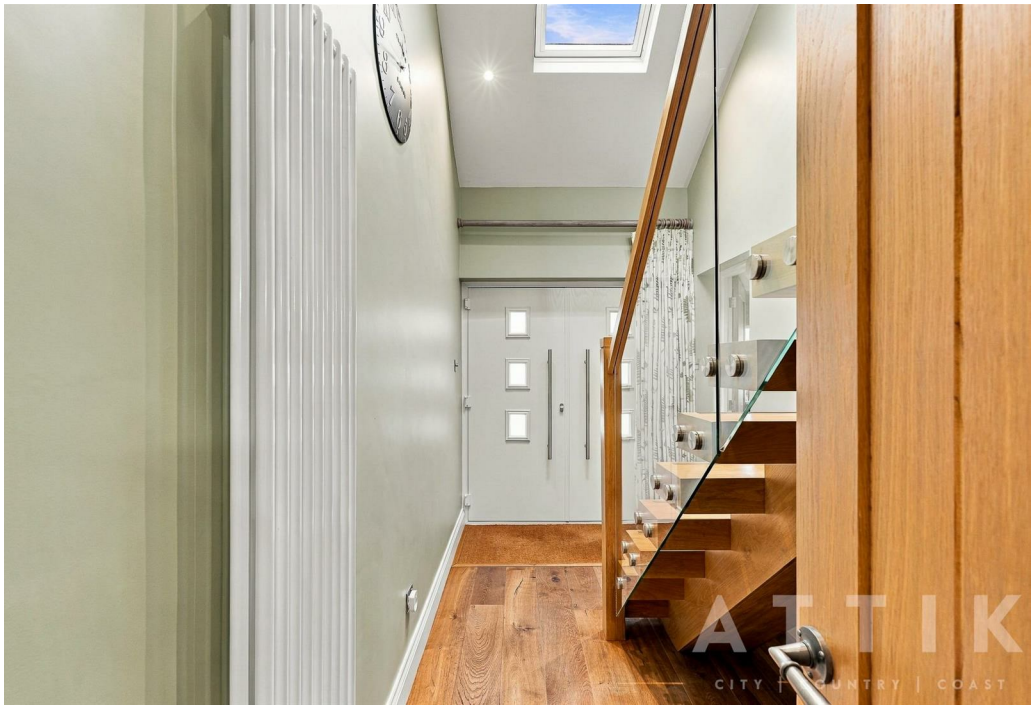
The Fridge/Freezer and the Range Cooker are included in the sale. The Pergola is available to purchase by separate negotiation. The Hot Tub is not included in the sale





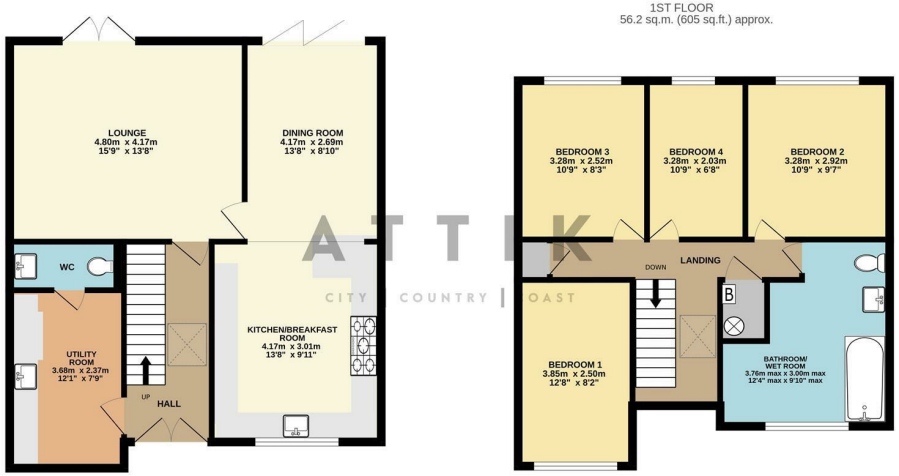






GROUND FLOOR
65.0 sq.m. (700 sq.ft.) approx.

1ST FLOOR
56.2 sq.m. (605 sq.ft.) approx.



TOTAL FLOOR AREA : 121.2 sq.m. (1305 sq.ft.) approx.

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.
Made with Metropix ©2026

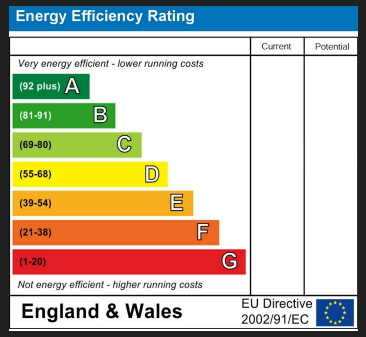
Local Authority

East Suffolk

Council Tax Band

C

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ATTIK

CITY | COUNTRY | COAST







Wrentham Office Sales

ATTIK City Country Coast

26 High Street

Wrentham

Suffolk

NR34 7HD

Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk