



Darrow Cottage, Darrow Lane, Roydon, IP22 5XP
Guide Price £625,000

twgaze

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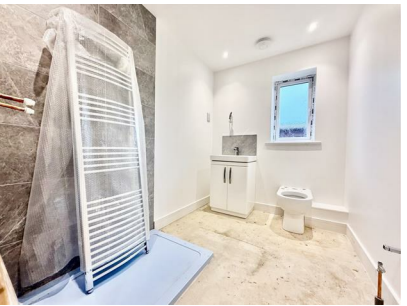
An individually designed four-bedroom detached new-build home in a peaceful rural setting, featuring a spacious open-plan kitchen, dining and family room, separate triple-aspect sitting room and versatile ground-floor double bedroom with adjacent shower room. Three further double bedrooms include a principal suite with walk-in dressing room and en-suite. Outside, generous gardens with sandstone terraces enjoy open countryside views, complemented by a substantial double garage and ample private parking. Energy-efficient features include an air-source heat pump, solar panels and underfloor heating. Conveniently located for Diss, Eye and Harleston, with local schooling, every-day amenities and mainline rail services to Norwich and London Liverpool Street within easy reach.

- Chain free, four-bedroom detached new-build home
- Impressive double-height entrance hall with rooflights
- Triple-aspect sitting room with French doors to the terrace
- Principal bedroom with walk-in dressing room and en-suite
- Separate utility room and useful boot room
- Individual design with attractive brickwork and contemporary cladding
- Spacious kitchen with central island, dining and family room and garden access
- Flexible ground-floor double bedroom and adjacent shower room
- Two further first-floor double bedrooms and family bathroom
- Rural position on outskirts of Roydon, but with easy access to direct mainline rail services from Diss to Norwich and London Liverpool Street

Location

Darrow Cottage occupies an attractive rural position on the outskirts of Roydon, enjoying open views across the surrounding Suffolk countryside whilst remaining conveniently placed for the amenities of Diss. The property forms part of a small development of just two individually designed homes on a former farmyard site, offering a peaceful setting with a good degree of space around the house. Diss provides a comprehensive range of shops, cafés, restaurants and everyday facilities, together with primary and secondary schooling. The nearby market towns of Eye and Harleston offer further amenities, whilst Diss railway station provides direct services to Norwich and London Liverpool Street, making the location well suited to those seeking a countryside home without losing access to good transport links.





Property

Built with modern family life in mind, Darrow Cottage is an impressive four-bedroom detached home offering generous accommodation, an individual design and a high-quality contemporary specification. The combination of traditional red brickwork and modern cladding gives the exterior an appealing character, whilst large windows and glazed doors bring plenty of natural light into the house. The entrance hall makes an immediate impression, with its double-height ceiling and rooflights creating a feeling of space. The sitting room is a particularly good size, enjoying a triple aspect and French doors opening onto the terrace. Provision has also been made for a wood-burning stove, offering the opportunity to add a focal point for the colder months. To the rear, the spacious kitchen, dining and family room provides an excellent everyday living space, with ample room for cooking, dining and relaxing. The kitchen is designed around a central island, with extensive cabinetry, generous storage and integrated appliances, complemented by quality work surfaces and contemporary finishes. A combination of sliding and French doors connects the room with the garden, making it particularly well suited to entertaining and family gatherings. Further ground-floor accommodation includes a separate utility room, useful boot room and a double bedroom served by an adjacent shower room. This arrangement offers considerable flexibility, whether required for visiting guests, a family member wishing to avoid stairs or as a home office or additional reception space. Upstairs, three further double bedrooms are arranged around a spacious landing. The principal bedroom benefits from a walk-in dressing room and en-suite shower room, whilst another bedroom has the advantage of a substantial walk-in wardrobe. A family bathroom completes the first-floor accommodation. The property has been designed with energy efficiency in mind, incorporating an air-source heat pump, solar panels and underfloor heating to the ground floor, with radiators upstairs.

****The interior photographs shown are of neighbouring Oak House, which is further advanced in its construction; the fixtures, fittings and finishes at Darrow Cottage will be identical.****

Outside

The generous plot is a real feature of the property, with gardens extending around the house and attractive sandstone terraces providing space for outdoor dining and seating. There are sheltered areas for relaxing, together with plenty of open garden for those wishing to create their own landscaping or family garden. The outlook across the adjoining countryside adds to the sense of space and provides an appealing backdrop throughout the seasons. A substantial double garage and generous private parking provide excellent provision for vehicles and storage, with access via a shared driveway serving the two properties. Offering well-planned accommodation, a versatile ground-floor bedroom and a generous garden in a peaceful countryside setting, Darrow Cottage presents an excellent opportunity to acquire a distinctive modern home within easy reach of Diss and its mainline rail connections.

Services: Mains electricity, Mains Water. Private drainage. Air Source heat pump, Solar Panels and underfloor heating to the ground floor.

How to get there: What3words [///rewriting.unloaded.flannel](https://www.what3words.com/)

Viewing: By appointment with TW Gaze

Freehold

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20379/KH



Total area: approx. 198.0 sq. metres (2131.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 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		

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