

Appletree Lane, Roydon, Diss IP22 4TL

Guide Price

£220,000 - £230,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

- Guide Price £220,000 - £230,000
- No onward chain
- Southerly facing rear garden
- Off-road parking for 2-3 cars
- Replaced windows, doors and boiler
- EPC Rating C
- Council Tax Band B

Situation
Located northwest of Diss, this property sits on a quiet no-through close bordering Roydon and Diss, within walking distance of both the town centre and open rural countryside. Diss itself is a historic market town on the south Norfolk borders, surrounded by picturesque countryside. It offers a wide range of day-to-day amenities and facilities, along with a mainline railway station providing regular, direct services to London Liverpool Street and Norwich.

Description
This three-bedroom semi-detached house was built in the mid-1990s by respected developers Wilcon Homes and is of traditional brick and block cavity wall construction (with cavity wall insulation) under a pitched, interlocking tiled roof. A modern gas-fired combination boiler, approximately two years old, heats the home via radiators. All windows and doors have been replaced within the last five years, which, combined with the insulation levels, results in an energy-efficient home—reflected by its C rating on the EPC.

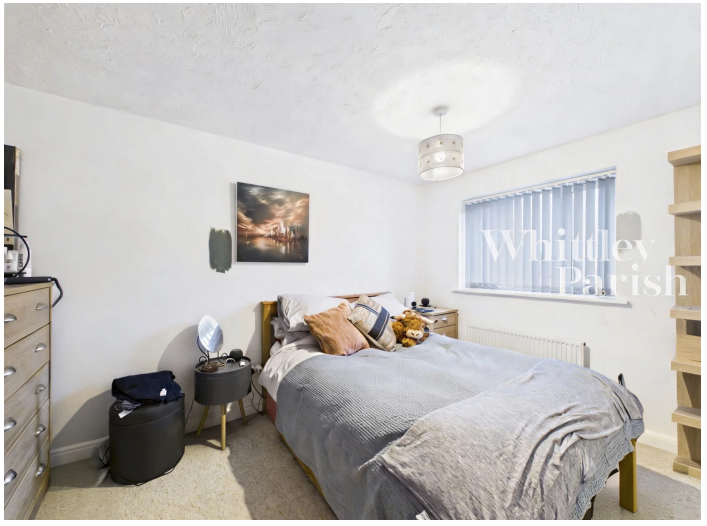
The accommodation is well laid out. An entrance porch at the front provides ample space for shoes and coats, while a ground-floor WC adds convenience. The reception room sits at the front of the house and is generously sized and well-proportioned. To the rear, the kitchen/diner enjoys views over, and access to, the back garden. Upstairs, you'll find three bedrooms, with the two largest offering well-sized doubles. Completing the accommodation is the family bathroom, fitted with a three-piece suite in white.













Tucked away at the end of the close, this property enjoys a more private position. A brick weave driveway leads up to the house, offering off-road parking for three cars back to back. A side gate gives access to the generously sized rear garden, which enjoys a southerly aspect and soaks up the afternoon and evening sun. A paved patio sits just behind the property, while a large timber shed stands at the rear boundary.

AGENTS NOTE: There are joint rights of way with neighbouring properties over the driveway.

ENTRANCE:

WC: - 1.68m x 0.89m (5'6" x 2'11")

LIVING ROOM: - 4.22m x 4.50m (13'10" x 14'9")

KITCHEN/DINER: - 2.95m x 4.50m (9'8" x 14'9")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.38m x 3.23m (11'1" x 10'7")

BEDROOM: - 3.20m x 3.20m (10'6" x 10'6")

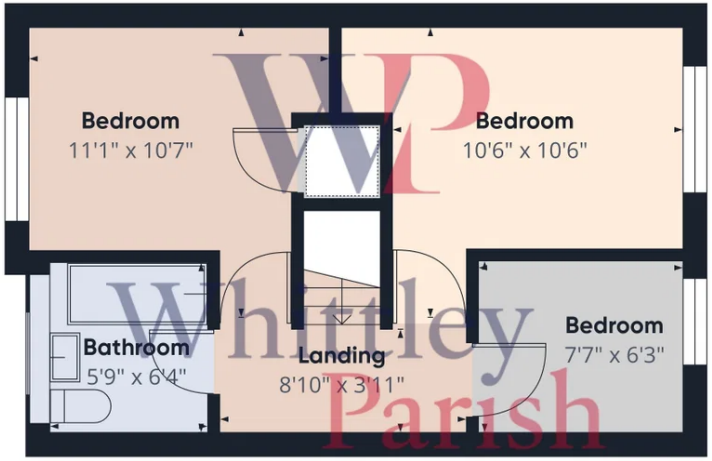
BEDROOM: - 2.31m x 1.91m (7'7" x 6'3")

BATHROOM: - 1.75m x 1.93m (5'9" x 6'4")

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



Floor 0



Floor 1

Approximate total area(1)
704 ft²

Reduced headroom
17 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing Arrangements

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