



Horner Close | Diss | IP22 5SJ

Offers Over £300,000

twgaze

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## Offers Over £300,000

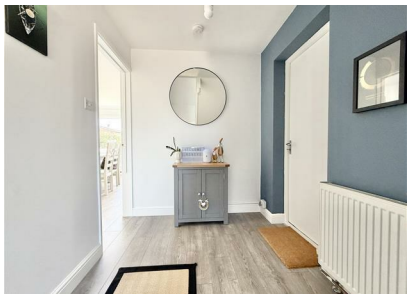
Spacious 3 bedroom detached property. Bright 25' living/dining room. Ground floor WC. Generous garden and ample driveway space. Neutrally and stylishly presented. Integral garage with electric roller door. En-suite shower room and separate bathroom.

- Well presented and stylishly decorated
- En-suite shower room
- Integral garage with electric roller door
- Full height landing with excellent sense of space
- Viewing highly recommended!
- 3 bedrooms
- Large, bright living/dining room
- Driveway for several vehicles
- Popular residential area

### Location

Roydon is an active village with a church, public house, primary school, fuel station/store and a village hall. The market town of Diss is just 2 miles away and known for its weekly markets in the square. The town offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, a journey to London taking around 90 minutes. Diss also offers a wide range of sporting, leisure and social activities including an 18 hole golf course. The historic city of Norwich lies 25 miles north via the A140. Norwich offers a wide range of shopping, entertainment, educational, and transport facilities which includes an International airport found just on the outskirts of the city.





## Property

There is certainly more than initially 'meets the eye' upon first glance, with this uniquely designed house offering well proportioned rooms and a good sense of space, emphasised by the 'wow' factor welcoming hallway, with its full height ceiling. The rooms are bright and neutrally decorated, and this is demonstrated by all of the bedrooms and the spacious 25' long living/dining room with its large window and sliding patio door, which allows plenty of natural light to stream into this lovely space.

The accommodation in total comprises; hallway, ground floor WC, fitted kitchen, living/dining room, internal door to garage, first floor landing, 3 bedrooms, en-suite shower room and further bathroom.

## Outside

The gravel driveway to front allows ample parking space for 3-4 vehicles. Access to the side of the property with a secure gate opens to the mature rear garden. The rear garden is laid to lawn with a mature tree and bistro area, which creates a focal point in the garden

## Services

Mains electricity, gas, water and drainage are connected.

## How to get there

What3words: [///commander.printing.princely](#)

## Viewing

By appointment with TW Gaze.

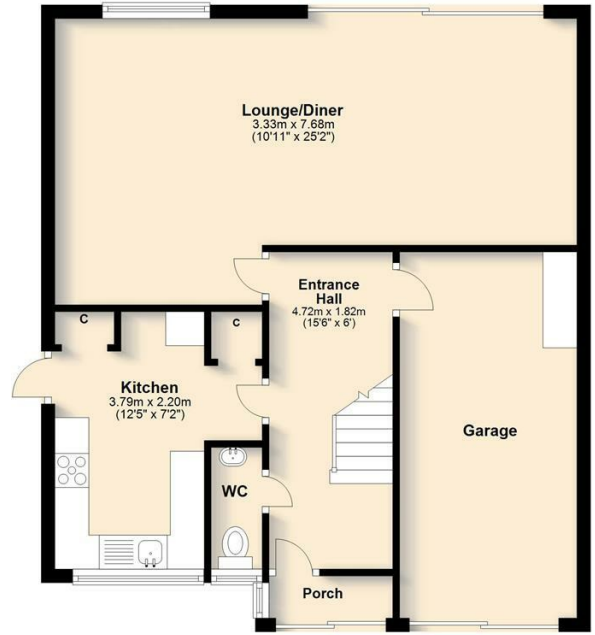
## Council Tax: C

## Tenure: Freehold

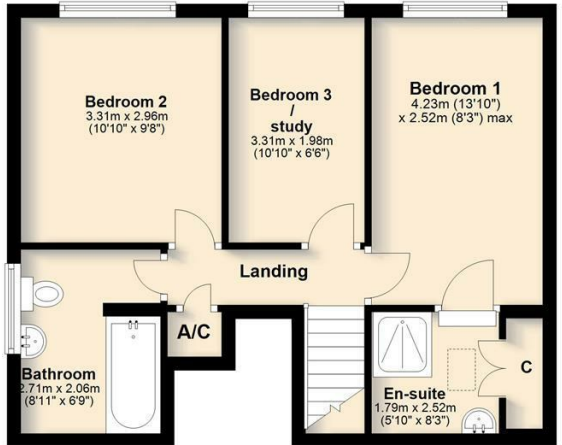
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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: 2/20172



**Ground Floor**  
Approx. 65.5 sq. metres (705.2 sq. feet)



**First Floor**  
Approx. 43.5 sq. metres (468.7 sq. feet)

Total area: approx. 109.1 sq. metres (1173.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C			83
(55-68) D			
(39-54) E			
(12-38) F		47	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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