



Roydon Road, Diss IP22 4LW

welcome to

Roydon Road, Diss

A beautifully presented four-bedroom detached home featuring a stunning kitchen/diner, spacious living areas and a landscaped rear garden. Ideally located close to Diss town centre and train station, with driveway parking and a garage.

Entrance Hall

Front door, storage, radiator, hard flooring.

Cloakroom

Window to side aspect, radiator, w/c, wash basin, hard flooring.

Lounge

Window to front aspect, radiator, following to conservatory, carpet flooring.

Kitchen

Window to front, side and rear aspect, base units, integrated dishwasher, built in sink, water softener, integrated oven, breakfast island, spot lights, hard flooring.

Utility Room

Base units, integrated microwave, space for white goods, radiator, boiler.

Conservatory

Double glazed roof, radiator, bifold door to rear aspect, hard flooring.

Landing

Window to side aspect, radiator, loft hatch, carpet flooring.

Bedroom 1

Window to rear and front aspect, radiator, built in wardrobe, access to ensuite, carpet flooring.

Ensuite

Window to front aspect, radiator, w/c, wash basin, shower cubical, lino flooring.

Bedroom 2

Window to side and rear aspect, radiator, carpet

flooring.

Bedroom 3

Window to front aspect, radiator, carpet flooring.

Bedroom 4

Window to side aspect, radiator, hard flooring.

Bathroom

Window to side aspect, w/c, bath with shower overhead, radiator, part tiled walls.

Rear Garden

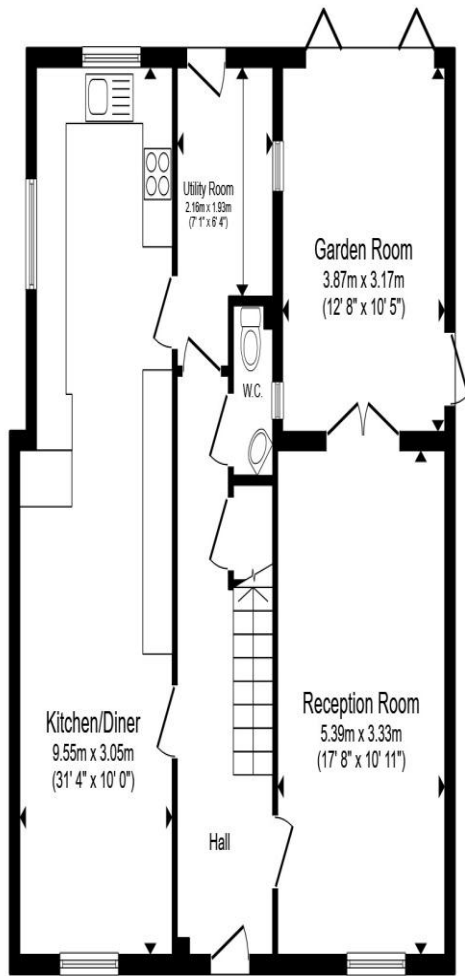
Fence for boundary, large patio area, turfed, garden shed, access to garage.

Parking

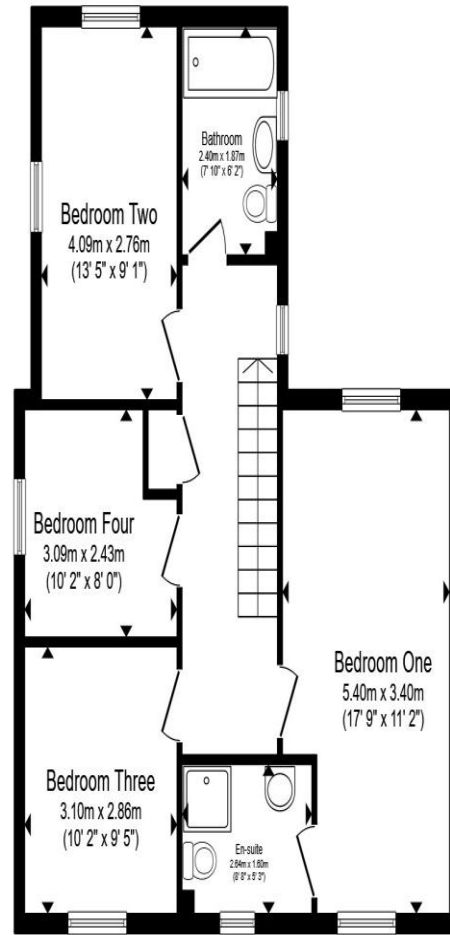
Driveway for off road parking

Garage

Electric roller door, pitched roof, concrete flooring.



Ground Floor



First Floor

Total floor area 147.0 m² (1,583 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Roydon Road,
Diss

- Beautifully presented four-bedroom detached home
- Impressive kitchen/diner with breakfast island
- Conservatory with bi-fold doors
- Driveway & Garage
- Primary bedroom with en-suite shower room

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers in excess of
£425,000



view this property online williamhbrown.co.uk/Property/DSS110174



Property Ref:
DSS110174 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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