



Louies Lane, Roydon - IP22 4EQ



Louies Lane

Roydon, Diss

Located on the fringes of DISS within the village of ROYDON, and within an easy walk of the TOWN CENTRE you will find this VICTORIAN MID-TERRACE with DRIVEWAY OFF ROAD PARKING to the front for two vehicles. The accommodation has been impressively UPGRADED by the current owners and now comprises an entrance porch leading to the VERY IMPRESSIVE OPEN PLAN sitting/dining room and then into the HIGH SPECIFICATION INTEGRATED KITCHEN. Beyond to the rear is a rear porch and a NEWLY UPGRADED BATHROOM with large WALK IN DOUBLE RAINFALL SHOWER. On the first floor you will find THREE BEDROOMS - all OFF LANDING. Externally the rear garden is surprisingly large with two paved patio areas and an expansive lawn, an ideal space for entertaining and for the family to enjoy. To the very rear of the garden is an EXCELLENT HIGH SPEC STUDIO ROOM OR HOME OFFICE ideal for a number of uses. The property benefits from uPVC DOUBLE GLAZING and GAS FIRED central heating and is presented in IMMACULATE CONDITION ready to be moved straight into.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Victorian Mid-Terrace House
- Sought After & Ideal Location Within Walking Distance Of Town
- Presented In Immaculate Order With An Open Plan Flow
- Stunning Open Plan Reception & Kitchen Measuring 32' (stms)
- High Specification Kitchen & Newly Re-fitted Bathroom
- Three Ample Bedrooms On The First Floor
- Impressive Rear Garden With External Studio/Home Office
- Off Road Parking for Two Vehicles On Driveway

The property is located in the popular village of Roydon, an ideal spot for walking and enjoying the quiet life. The centre of the village of Roydon is within an easy walk of the property has a service station, public house, village hall and is situated less than one mile from Diss. The market town of Diss has an abundance of amenities including three supermarkets, a leisure centre, independent shops and a wide range of social activities. Diss railway station lies on the Norwich to London Liverpool Street mainline.



SETTING THE SCENE

Approached using Louies Lane, there is shingled driveway parking to the front suitable for two vehicles side by side. This is turn leads to the main entrance door to the front.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a useful entrance porch with a door into the main open plan reception room, a stunning room with plenty of space for a range of soft furnishings and a dining table. The sitting area features a fireplace with inset woodburner as well as stairs to the first floor landing. The wood effect flooring flows into the modern high spec kitchen with a fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, matching up-stands, tiled splash backs, inset electric hob, built-in electric oven and extractor fan over, integrated fridge/freezer and integrated washing machine. Beyond the kitchen is a rear lobby with access to the garden as well as a door into the re-fitted and fully tiled shower room with a double rainfall shower, w/c and hand wash basin.

Heading up to the first floor landing there are three bedrooms off the landing with the master bedroom to the front benefitting from a range of fitted wardrobes with sliding doors. The garden studio having been recently erected provides extra accommodation suitable for a number of uses with power and light. The property benefits from a brand newly installed gas fired boiler.

FIND US

Postcode : IP22 4EQ

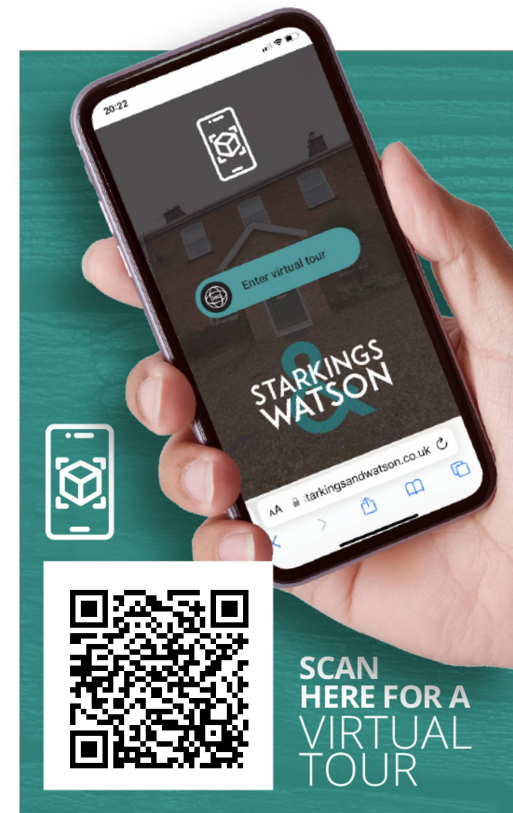
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The rear garden has a bisected access for the benefit of the neighbours.







THE GREAT OUTDOORS

Accessed from the kitchen doors, a paved patio can be found, which leads to the generous rear garden, which is partly bisected giving access for the neighbour. Gates and footpath lead to the main lawned gardens with various planted borders and mature shrubbery, and further paved patio and recently installed studio room with power and light provide the ideal space for a number of possible uses.

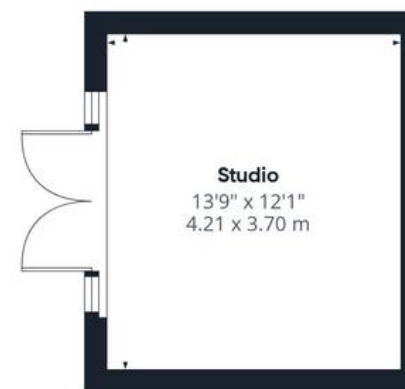




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
875 ft²
81.3 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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