

De Morley Close, Roydon, Diss IP22 5SH

Guide Price

£325,000 - £350,000

Whittley Parish

Bedrooms: 4 | Bathrooms: 1 | Receptions: 1

- Guide Price £325,000 - £350,000
- Southerly facing rear garden
- Garage & generous off-road parking
- Three reception rooms
- Over 1,250 sq ft versatile living space
- Walking distance to amenities
- Utility room
- Ground floor WC
- EPC Rating D
- Council Tax Band C



Well positioned within a small close, the property is found just one and a half miles from the town centre and still within walking distance of the high street. The village of Roydon, over the years, has proved to have been a popular and sought after location by way of still retaining a strong and active local community with a good local infrastructure. There is the benefit of schooling, transport links, garage with convenience store, public house/restaurant and fine church. The historic market town of Diss offers a more extensive and diverse range of many day to day amenities and facilities situated within the beautiful south Norfolk countryside running through the Waveney Valley, also benefitting from a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property was believed to have been built in 1970's and is of traditional brick and block cavity wall construction with UPVC double glazing, and gas-fired central heating. The accommodation extends to approximately 1,444 square feet, offering generously sized reception rooms that create versatile living space. A ground-floor WC adds convenience, while a separate utility room provides practicality.
Upstairs, all four bedrooms are well-proportioned, and the principal bedroom benefits from built-in storage space. The family bathroom, recently replaced, is modern and beautifully presented.





Externally, the property is set back within a small close, offering ample off-road parking for several cars leading up to the house and single garage. The main garden lies to the rear and enjoys a southerly aspect, being laid to lawn and fully enclosed. A gate to the side of the house provides access to the front, while a paved patio abuts the rear of the garden.

ENTRANCE HALL:







ENTRANCE HALL:

WC: - 1.80m x 0.91m (5'11" x 3'0")

KITCHEN: - 2.59m x 3.86m (8'6" x 12'8")

UTILITY: - 2.82m x 1.83m (9'3" x 6'0")

DINING ROOM: - 2.62m x 3.89m (8'7" x 12'9")

LIVING ROOM: - 3.66m x 5.82m (12'0" x 19'1")

CONSERVATORY: - 2.77m x 3.45m (9'1" x 11'4")

FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 3.25m x 3.17m (10'8" x 10'5")

BEDROOM: - 2.49m x 3.89m (8'2" x 12'9")

BEDROOM: - 3.20m x 2.84m (10'6" x 9'4")

BEDROOM: - 2.29m x 2.90m (7'6" x 9'6")

BATHROOM: - 2.31m x 1.83m (7'7" x 6'0")

GARAGE: - 5.41m x 2.64m (17'9" x 8'8")

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



Floor 0 Building 1



E
N S
W

Floor 1 Building 1

Approximate total area(1)

1289 ft²

Reduced headroom

16 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.

GIRAFFE360







Viewing Arrangements

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