

Boundary Way, Roydon, Diss IP22 5BA

Fixed Price

£210,000

Whittley Parish

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

- No onward chain
- Two spacious double bedrooms
- Modern kitchen
- Two allocated parking spaces
- Good sized living room with French doors leading to the garden
- Walking distance to town centre
- Modern family bathroom on first floor, additional ground floor WC
- Located on sought after development
- EPC Rating C
- Council Tax Band B

Situated within the popular Greenacres development to the west of Diss, this property is within walking distance of both the town centre and the surrounding countryside. Originally constructed by Persimmon Homes, this attractive development features a large open green, providing a pleasant outlook for the property, and comprises a mix of modern properties. The historic market town of Diss lies on the South Norfolk border within the beautiful Waveney Valley countryside. The town offers an excellent range of everyday amenities, together with a mainline railway station providing regular direct services to Norwich and London Liverpool Street.

The ground floor of this well-presented end-terrace home comprises a modern kitchen with ample worktop space, making everyday meal preparation effortless. To the rear of the property is a generously sized living room featuring French doors opening onto the private rear garden. The ground floor is completed by a convenient cloakroom with WC and wash hand basin. The first floor offers two generously proportioned double bedrooms, both served by the family bathroom, which comprises a WC, wash hand basin, and panelled bath with shower over.

The private, south facing garden is predominantly laid to lawn and includes a paved patio area, ideal for outdoor dining and entertaining during the warmer months. Allocated parking is located directly outside the property.

AGENTS NOTE: There is an estate maintenance service charge of £46.99 p.a.













ENTRANCE HALL:

WC: - 0.84m x 1.60m (2'9" x 5'3")

KITCHEN: - 1.96m x 3.63m (6'5" x 11'11")

LOUNGE/DINER: - 4.04m x 4.65m (13'3" x 15'3")

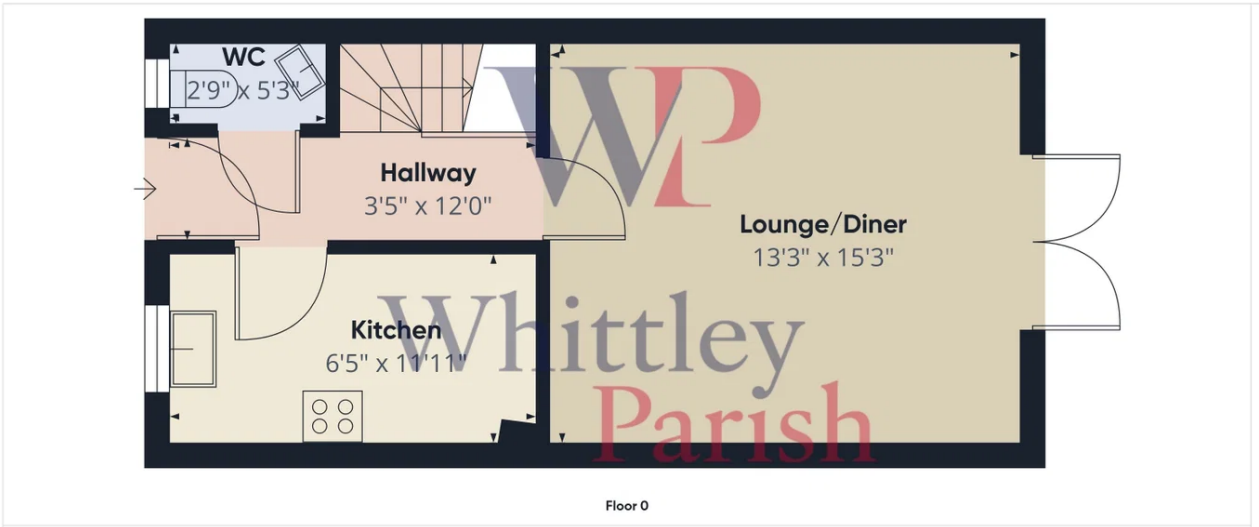
FIRST FLOOR LEVEL - LANDING:

BEDROOM: - 4.01m x 3.56m (13'2" x 11'8")

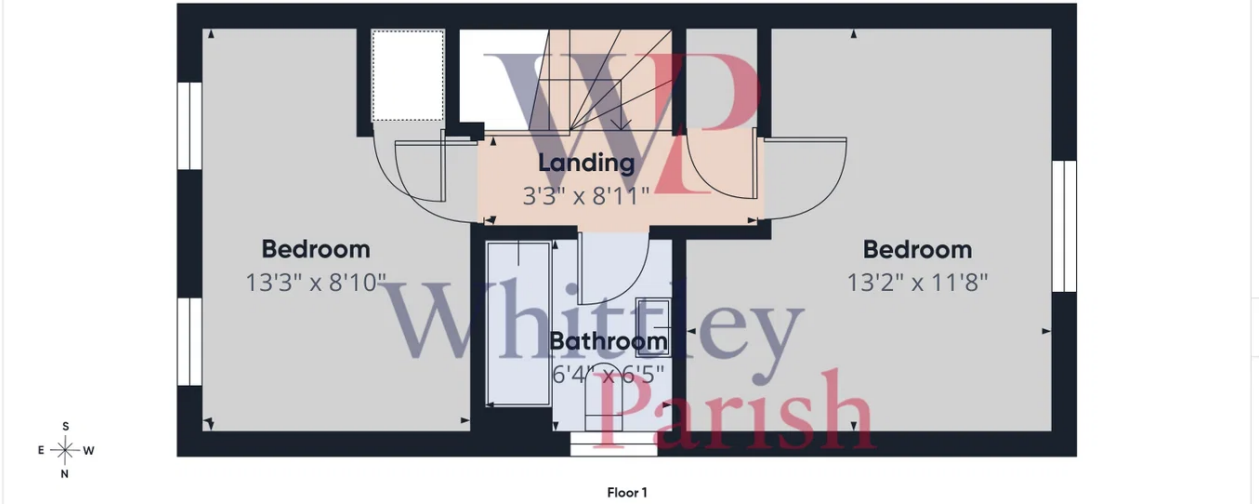
BEDROOM: - 4.04m x 2.69m (13'3" x 8'10")

BATHROOM: - 1.93m x 1.96m (6'4" x 6'5")

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



Floor 0



Floor 1

Approximate total area(1)

684 ft²

(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







Viewing Arrangements

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