



**Church Close, Roydon, Diss, IP22 5RQ**  
**Guide Price £200,000**



OCCUPYING A PLEASING/SPACIOUS CORNER PLOT POSITION, THIS WELL PRESENTED THREE BEDROOM HOUSE BENEFITS FROM GOOD OFF-ROAD PARKING SPACE, SINGLE GARAGE AND NORTH WESTERLY FACING REAR GARDENS.

# Church Close, Roydon

## Key Features

- Single garage
- Corner plot position
- Wildflower garden
- Walking distance to common
- Walking distance to amenities
- Extensive off-road parking
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

## SITUATION

The property enjoys a pleasing position set back off a small no-through close having the benefit of vehicular access to the front of the property giving good off-road car parking space whilst to the rear a single garage is located. Church Close is found to the north of Roydon and within a stone's throw of the surrounding rural countryside giving many pleasing country walks to hand. The village over the years has proved to have been a sought after location found just one and a half miles to the west of Diss and still retaining a strong and active local community helped by having a good niche infrastructure with excellent schooling, transport links, garage with convenience store, public house/restaurant, fine church and even a rugby club. A further more extensive range of amenities and facilities can be found within the historic market town of Diss situated on the south Norfolk borders and within the beautiful countryside of the Waveney Valley. The town further has the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## DESCRIPTION

The property comprises of a three bedroom semi-detached house having been built in the 1970's of traditional construction under a pitched interlocking tiled roof and with the benefit of replacement sealed unit upvc double glazed windows and doors whilst being heated by a gas fired combination boiler via radiators.

## EXTERNALLY

The property has extensive off-road parking space for a number of vehicles to the front upon a shingle driveway, in turn a timber gate gives access to the rear gardens which are of a generous size and enclosed by panel fencing. To the rear boundaries there is access to the single garage, (en-bloc).



## Church Close, Roydon

### The rooms are as follows

#### **ENTRANCE HALL:** 6' 0" x 5' 4" (1.85m x 1.64m)

Access via upvc double glazed frosted door to side. Stairs rising to first floor level. Access to the kitchen/diner and reception room. Good space for shoes and coats etc.

**KITCHEN/DINER:** 11' 4" narrowing to 8'1" x 16'5" (3.46m narrowing to 2.47m x 5.01m) Giving spacious open plan living, windows to the front/southerly aspect. The kitchen area provides a good range of wall and floor unit cupboard space with marble effect roll top work surfaces over, inset stainless steel sink with drainer and mixer tap. Space/plumbing for automatic washing machine. Tiled flooring. Two under stairs storage cupboards.

#### **RECEPTION ROOM:** 10' 8" x 16' 5" (3.27m x 5.01m)

With upvc double glazed sliding doors giving external access to rear gardens. A light, bright and airy room.

### **FIRST FLOOR LEVEL:**

#### **LANDING:** 5' 8" x 10' 7" (1.73m x 3.23m)

With six panel pine internal doors giving access to the three bedrooms and family bathroom. built-in airing cupboard over stairs. Access to loft space above.

#### **BEDROOM ONE:** 8' 9" x 13' 7" (2.67m x 4.16m)

With window to the rear aspect and being a spacious double bedroom. Large built-in storage cupboard to side.

#### **BEDROOM TWO:** 7' 7" x 8' 10" (2.32m x 2.71m)

With window to the front aspect flooded by plenty of natural light due to a southerly aspect.

#### **BEDROOM THREE:** 7' 8" x 7' 2" (2.34m x 2.20m)

Again with window to the front aspect.

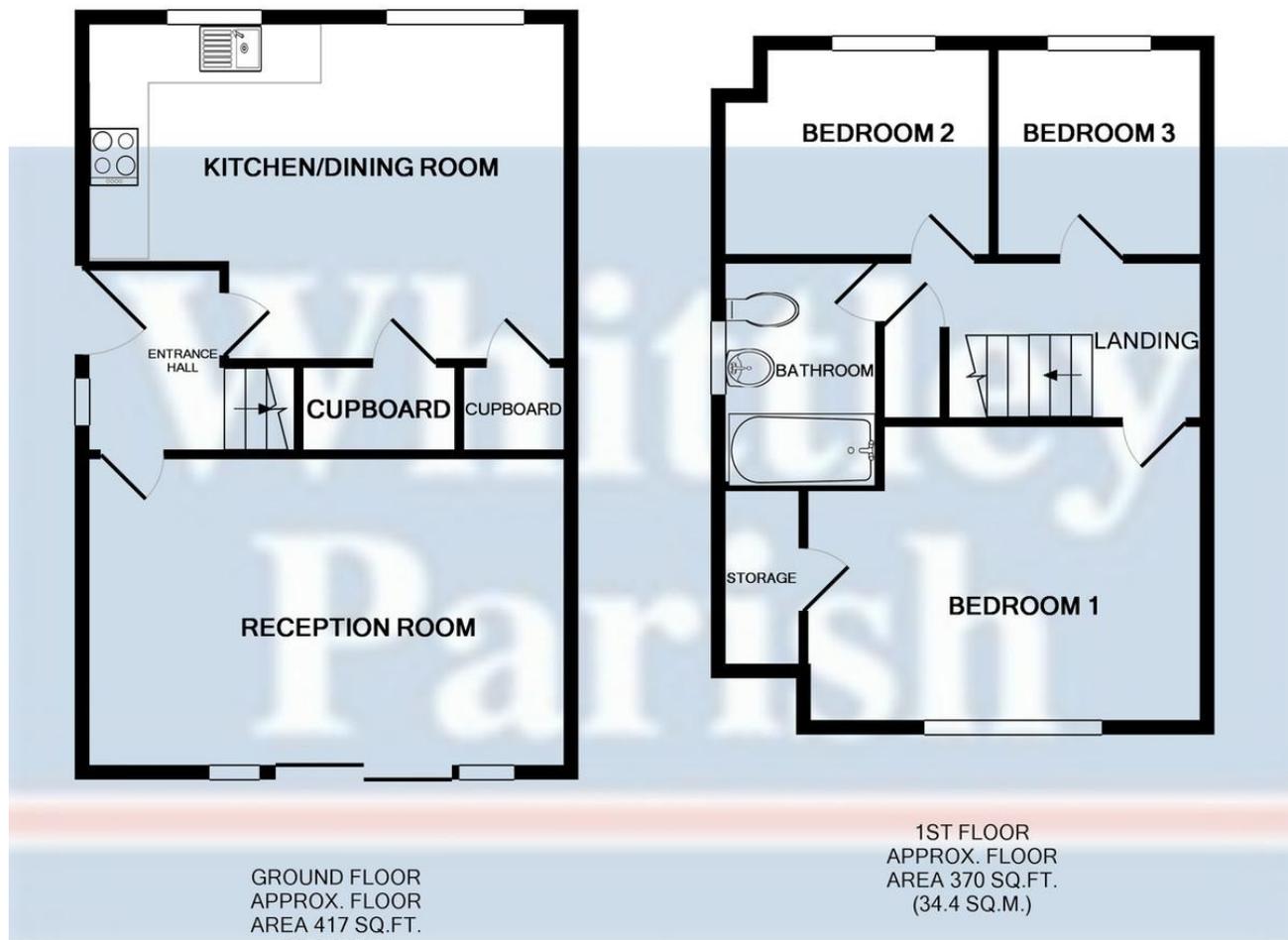
#### **BATHROOM:** 6' 11" x 5' 5" (2.11m x 1.66m)

With frosted window to the side aspect being a fully tiled bathroom suite in white with bath, (separate shower over), low level wc, wash hand basin and heated towel rail to side.

**OUR REF:** 7315



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GROUND FLOOR  
APPROX. FLOOR  
AREA 417 SQ.FT.  
(38.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 370 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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