



Frere Corner, Roydon, Diss, IP22 5RS

Guide Price £265,000

BOASTING A LARGER THAN AVERAGE SIZE CORNER PLOT POSITION THIS IMMACULATELY PRESENTED TWO BEDROOM DETACHED BUNGALOW ENJOYS A PLEASING TRANQUIL SITUATION UPON A SMALL NO-THROUGH CLOSE.

- Corner plot position
- En-suite to master bedroom
- Tranquil/secluded situation
- Freehold
- Single detached garage
- Larger than average sized gardens
- Council Tax Band C
- Energy Efficiency Rating C.



Property Description

SITUATION

Found within the centre of Roydon, (adjoining Diss) the property is well-situated upon a small and individual close comprising of similar attractive properties. The popular village of Roydon has over the years proved to have been a popular and sought after location still retaining a strong and active local community helped by retaining a good niche infrastructure with the benefit of schooling, garage with convenience store, public house/restaurant and fine church. Within walking distance a more extensive and diverse 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 surrounding the Waveney Valley. The town also offers a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

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

EXTERNALLY

The bungalow is well situated upon a larger than average size corner plot position. To the front there are low maintenance gardens having been shingled with an additional area of lawn enjoying a southerly aspect leading up to the single detached garage. The main gardens are found to the rear and are predominantly laid to lawn being of a most generous size and noticeably larger in comparison to neighbouring properties. The gardens have a good deal of privacy/seclusion within taking a part southerly aspect. Abutting the rear of the property is a raised decking area creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALL: Access via upvc double glazed frosted door to front providing access to the kitchen, reception room, bedrooms, bathroom and wc. Built-in storage cupboard to side.

KITCHEN/DINER: 15' 7" x 8' 11" (4.75m x 2.72m) A double aspect room found to the front of the property and offering a good range of wall and floor unit cupboard space with marble effect roll top work surfaces over, inset four ring gas hob, fitted double oven, dishwasher, washing machine and fridge/freezer. Porcelain one and a half bowl sink to side with drainer and mixer tap. Tiled flooring.

RECEPTION ROOM: 21' 7" x 10' 11" (6.59m x 3.33m) With window to the front aspect and flooded by plenty of natural light due to a large picture window. A light, bright and spacious room.

CONSERVATORY/GARDEN ROOM: 14' 8" x 5' 8" (4.49m x 1.75m) With upvc double glazed frosted door to side and providing internal access to the kitchen. Lending itself for a number of different uses.

BEDROOM ONE: 12' 11" narrowing to 12'11" x 9'4" (3.95m narrowing to 2.92m x 2.87m) With upvc double glazed French doors to rear. A double bed size master bedroom further having the luxury of en-suite facilities.

EN-SUITE: 5' 7" x 5' 1" (1.72m x 1.57m) Comprising of a tiled shower cubicle, low level wc and wash hand basin in white. Heated towel rail to side. Tiled flooring and walling.

BEDROOM TWO: 9' 10" x 10' 5" (3.01m x 3.18m) With window to the rear aspect and being a generous double bedroom.

BATHROOM: 4' 11" x 5' 6" (1.50m x 1.68m) With frosted window to side and comprising of a panelled bath with shower over and wash hand basin to side.

WC: 2' 9" x 5' 8" (0.85m x 1.73m) With frosted window to side and comprising of a low level wc with wash hand basin.

OUR REF: 7497



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

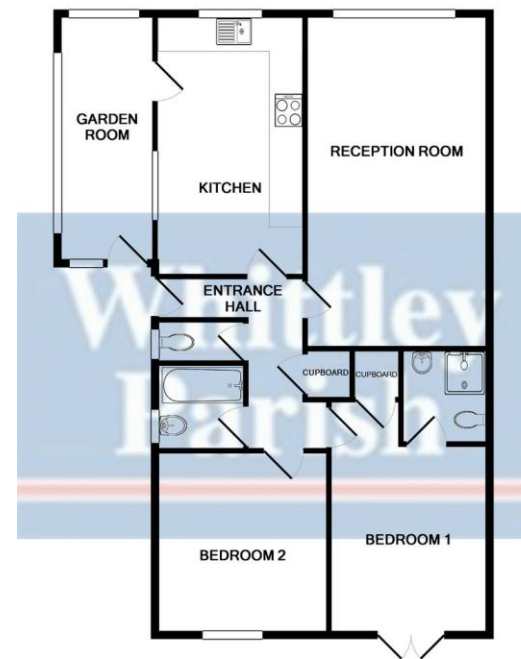
Diss

IP22 4JZ

sales@whittleyparish.com

01379 640808

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TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.6 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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