



90 LOUIES LANE

ROYDON, DISS, IP22 4QN



A well presented detached family home located in a sought-after residential area being conveniently located close to Diss town centre.

A well presented, detached family home located in a sought-after residential area being conveniently located close to Diss town centre. Since the property has been in the ownership of the current vendors, it has been tastefully updated and extended.

The front door opens to a spacious entrance hall with stairs leading to the first floor. There is a study, large dual aspect sitting room with double doors leading out to the rear garden and the dining room, which also has a rear aspect. There is an opening to the rear extension, where there is a modern fitted kitchen with a good range of integral appliances. Also off the dining room is a useful utility room. A cloakroom completes the ground floor. On the first floor there are four double bedrooms with the front bedrooms having views of the open countryside. There is also a family bathroom.

Outside the property sits on a good size plot with large frontage having lawn area and gravel driveway providing ample off road parking and leading up to the double garage. The rear garden is also of a

good size with a raised terrace and is enclosed by wooden fencing.

LOCATION

Roydon is a well-served village with a Pub, Village Hall and Church. Located on the outskirts of the historic market town of Diss, which has rail links to Norwich and London and offers a wide range of shops, schooling and other facilities.

SERVICES

Gas fired central heating. Mains electrics, water and drainage are connected to the property. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council
Council Tax Band D

ENERGY PERFORMANCE

C

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

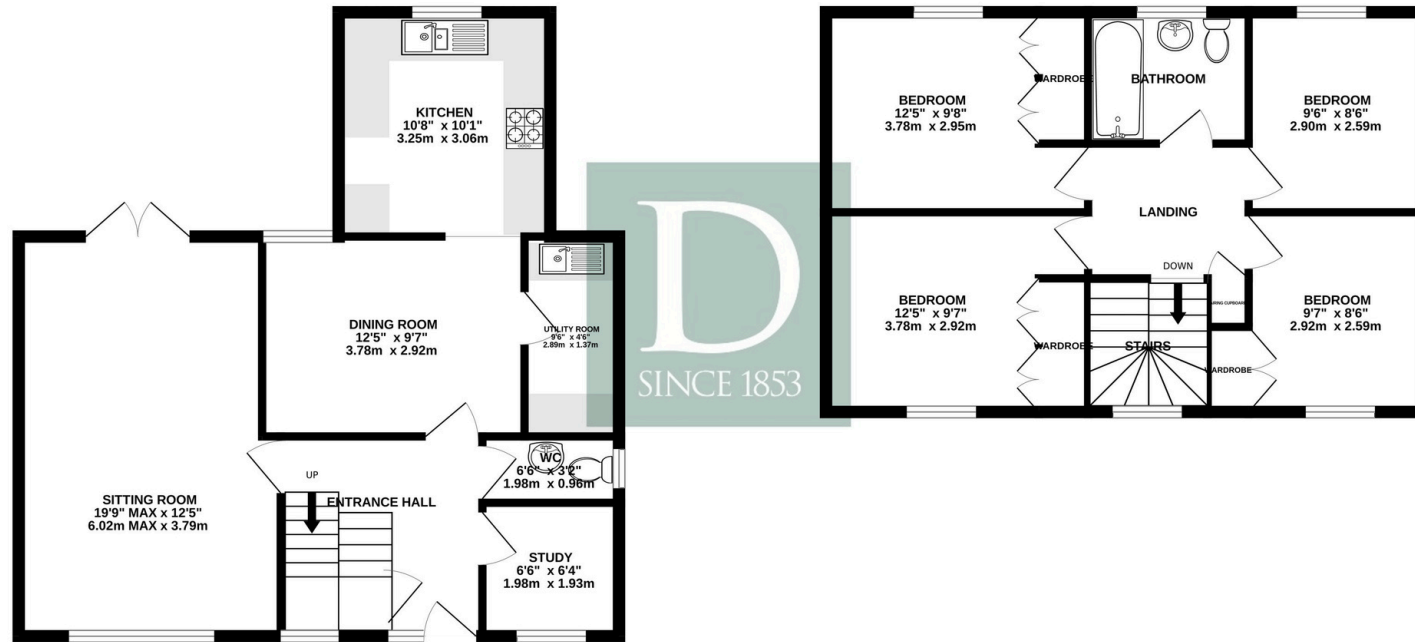




FLOOR PLAN

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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