

## 7 Copeman Road, Roydon - IP22 5RH

£230,000 - £240,000 Freehold

Located in the sought-after village of Roydon, this two-bedroom semi-detached bungalow offers a comfortable and versatile living space. Featuring two generously sized double bedrooms, a flexible dining room that can serve as a third bedroom, and a spacious lounge, this property is perfect for those seeking both functionality and convenience. The low-maintenance rear garden and off-road parking with a driveway and garage further enhance the appeal, making this an ideal home in a peaceful village setting.



## Location

Copeman Road, located in the village of Roydon, offers a peaceful setting with easy access to nearby amenities and transport links. The area is well-connected, with local shops, schools, and recreational spaces within reach. The nearby town of Diss provides a broader range of services, including retail, dining, and leisure options, while offering excellent rail links to Norwich and London. Roydon enjoys a charming rural atmosphere, making it a desirable location for those seeking both convenience and a relaxed lifestyle.



## Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity, gas and drainage.

Heating system- Electric Central Heating

Council Tax Band- C





## Copeman Road, Roydon

As you step through the entrance, you are greeted by a welcoming hallway that sets the tone for the rest of the property. The hallway features a handy cupboard for storage and provides access to the loft through a convenient loft hatch, offering additional storage solutions.

The versatile dining room, which can also serve as a third bedroom, connects to the well-appointed kitchen. The kitchen has wall and base units, work surfaces with a dual sink, space for appliances, a water softener, practical vinyl flooring, and a door leading to the outside for added convenience.

An expansive, light-filled living room serves as the focal point of the home, ideal for relaxation and spending time with loved ones.

Overlooking the rear garden, the conservatory provides a peaceful spot to unwind and enjoy the outdoors.

Two generously sized double bedrooms cater to comfort and privacy, with the master bedroom featuring a built-in wardrobe and French doors that lead to the conservatory.

Further enhancing the appeal of this property, an updated shower room with a walk-in cubicle ensures modern convenience.

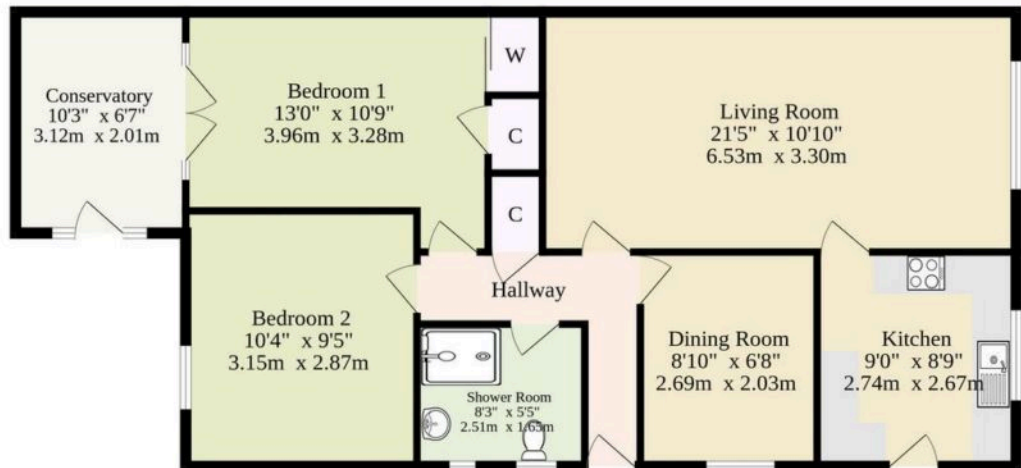
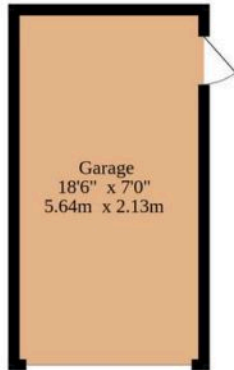
Additionally, the property benefits from double glazing throughout.

Outside, the low-maintenance enclosed rear garden includes a generous garden shed and a patio area, offering a private space for outdoor enjoyment.

To the front of the property, the garden is laid to lawn, while a driveway to the side provides off-road parking. The garage, featuring an electric up-and-over door, power, and lighting, also includes a door that opens into the rear garden.



**Ground Floor**  
**874 sq.ft. (81.2 sq.m.) approx.**



Sqft Includes Garage

TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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