



93 Roydon Road, Diss

Offers Over £425,000



# 93 Roydon Road

## Diss

Brimming with style and space, this beautifully appointed four-bedroom detached home is designed to impress from the moment you arrive. Inside, bright and airy living areas flow effortlessly, including two versatile reception rooms and a contemporary kitchen/diner that's ideal for both family life and entertaining. Upstairs, generous bedrooms offer comfort and flexibility, with the principal suite enjoying the added luxury of a private en-suite. Outside, a double garage, ample parking, and a sun-drenched south-facing garden complete the package. Every element of this home has been carefully considered, creating a property that's as functional as it is inviting.

### The Location

Positioned in Diss, Roydon Road offers the perfect blend of town-centre convenience and modern comfort. A thriving selection of restaurants, cafés, and shops are just moments away, providing everything from everyday essentials to fine dining experiences.

Commuters benefit from Diss' mainline railway station, offering direct services to London Liverpool Street in under 90 minutes, ensuring seamless city access. The picturesque Diss Mere and The Waterfront Inn create a charming local setting, ideal for relaxed dining with scenic views.

Healthcare facilities, schools, and green spaces are all within easy reach, including the beautiful Roydon Fen Nature Reserve for peaceful walks and wildlife spotting. With strong transport links, local amenities, and a vibrant community, this sought-after location offers the best of town living with a welcoming atmosphere.







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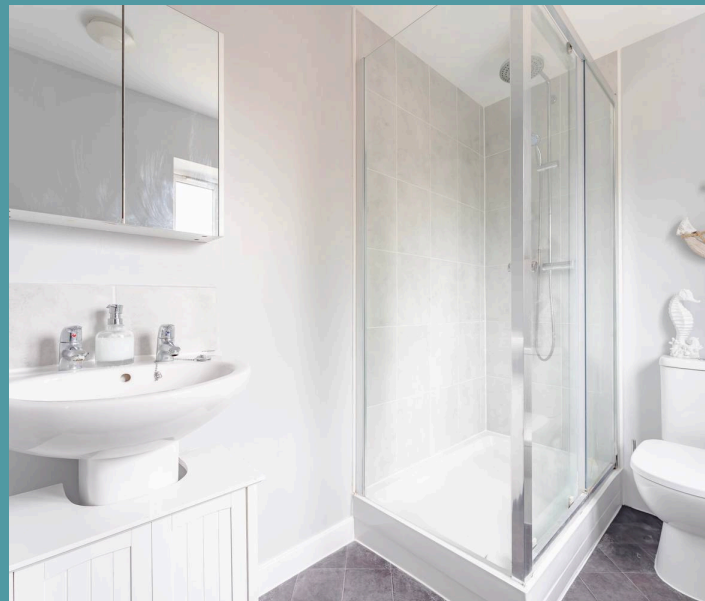
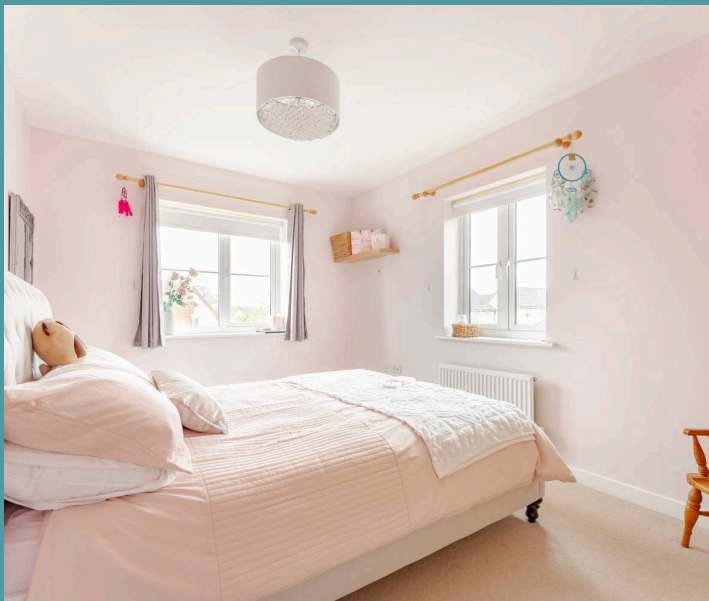
Diss

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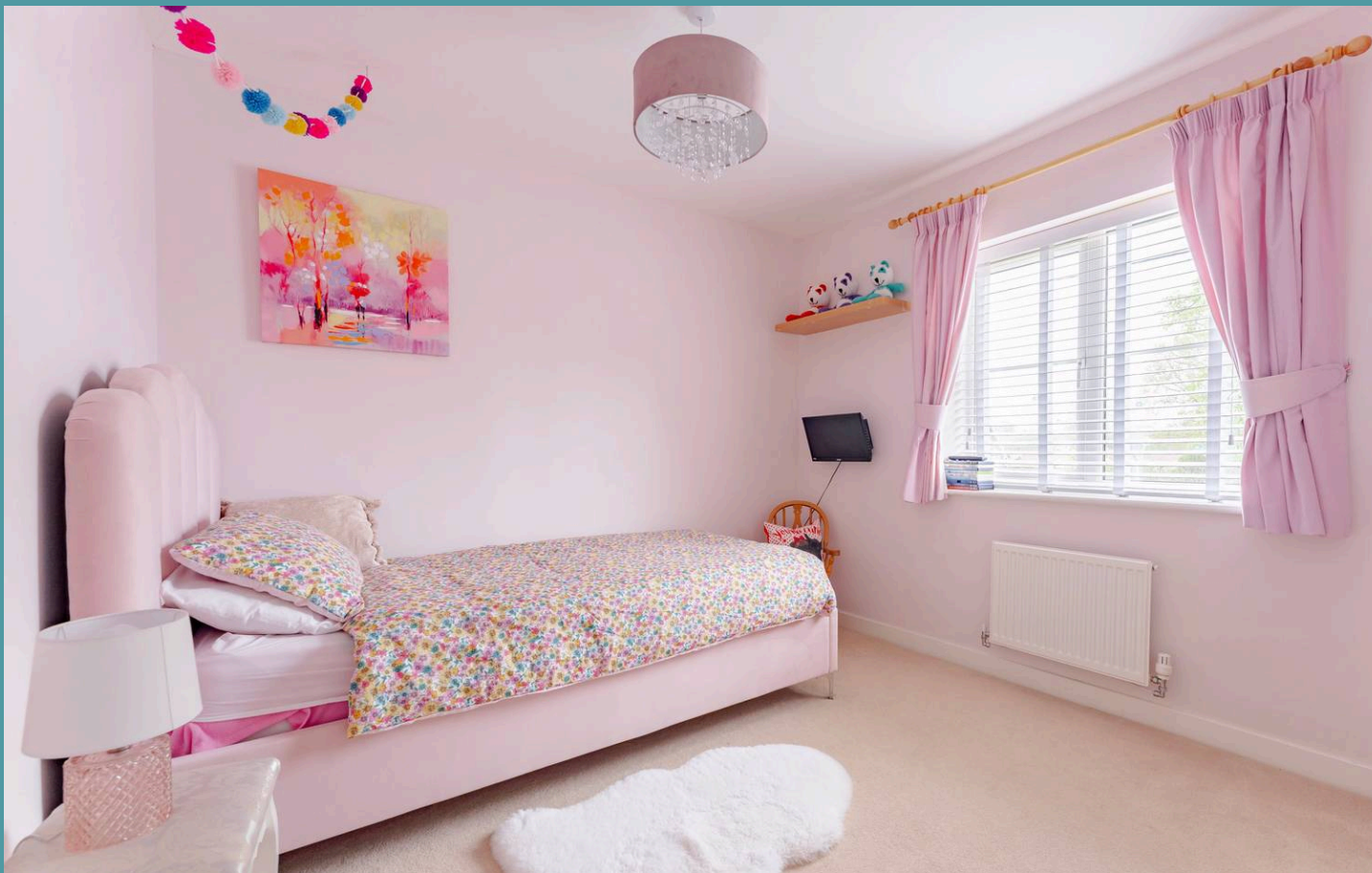
This attractive four-bedroom detached home delivers a well-rounded combination of style, space, and practicality, offering generous living areas that have been thoughtfully arranged for modern family life. From the moment you step inside, the sense of light and openness is undeniable.

A welcoming hallway connects the main ground floor rooms, including two reception areas—one a cosy, well-proportioned lounge with French doors opening directly onto the garden, the other a versatile space that could easily serve as a snug, home office, or playroom depending on your needs. Every detail throughout the home reflects a high standard of finish, creating an interior that feels both fresh and well cared for.

At the heart of the home lies a beautifully arranged kitchen/diner that's perfectly suited to both daily living and entertaining. The kitchen itself is well equipped with integrated appliances, extensive worktop space, and ample storage within its modern cabinetry, while a dedicated dining area comfortably accommodates a full table and chairs.







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Natural light flows freely through the room thanks to dual aspect windows, and there's direct access to the utility room, which in turn opens to the garden—ideal for busy households looking to keep the practical side of life neatly tucked away.

Upstairs, the layout continues to impress with four generously sized bedrooms radiating off a bright landing. The principal bedroom is particularly spacious and benefits from its own en-suite shower room, offering an extra layer of comfort and convenience. Each of the remaining rooms is well-proportioned, with the flexibility to cater for guests, family members, or working from home arrangements. The family bathroom, tastefully finished, serves the remaining bedrooms with both a bath and shower over, ensuring suitability for all.

Externally, the property doesn't disappoint. The front is set back from the road behind a gravelled driveway that provides off-road parking for several vehicles and leads to a double garage. The rear garden enjoys a desirable southerly orientation, ensuring sunlight throughout the day, making it a lovely spot for relaxation or entertaining.

A paved patio provides the ideal setting for outdoor dining, while the remainder is laid to lawn and framed with fencing and mature planting, giving both colour and privacy. This is a home that delivers on every level, offering the space, flexibility, and presentation today's buyers are searching for.

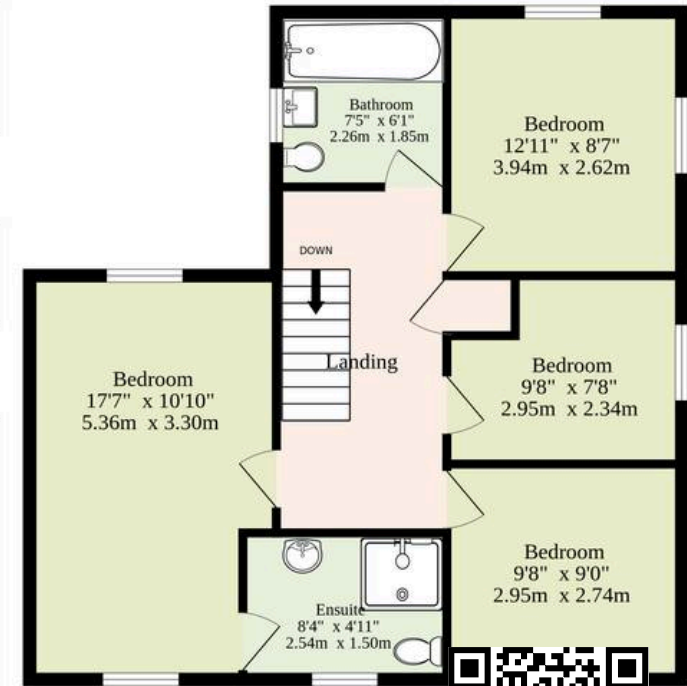




**Ground Floor**  
1051 sq.ft. (97.6 sq.m.) approx.



**1st Floor**  
643 sq.ft. (59.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1694 sq.ft. (157.4 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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