



45 Long Meadow Drive, Roydon
£250,000

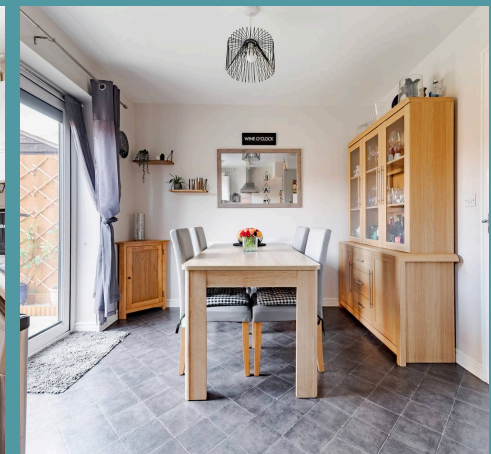
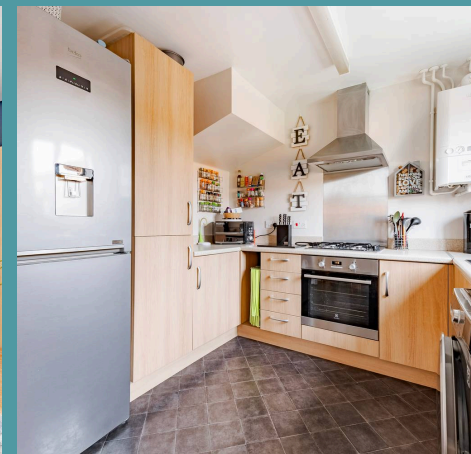
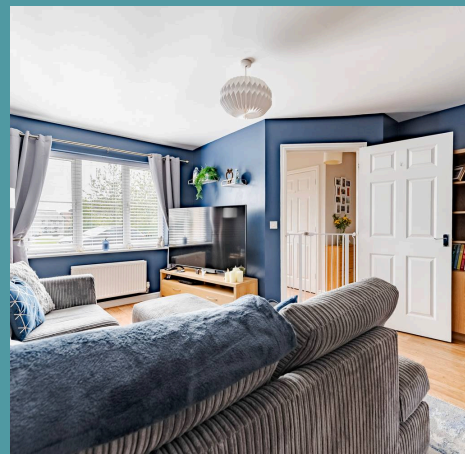
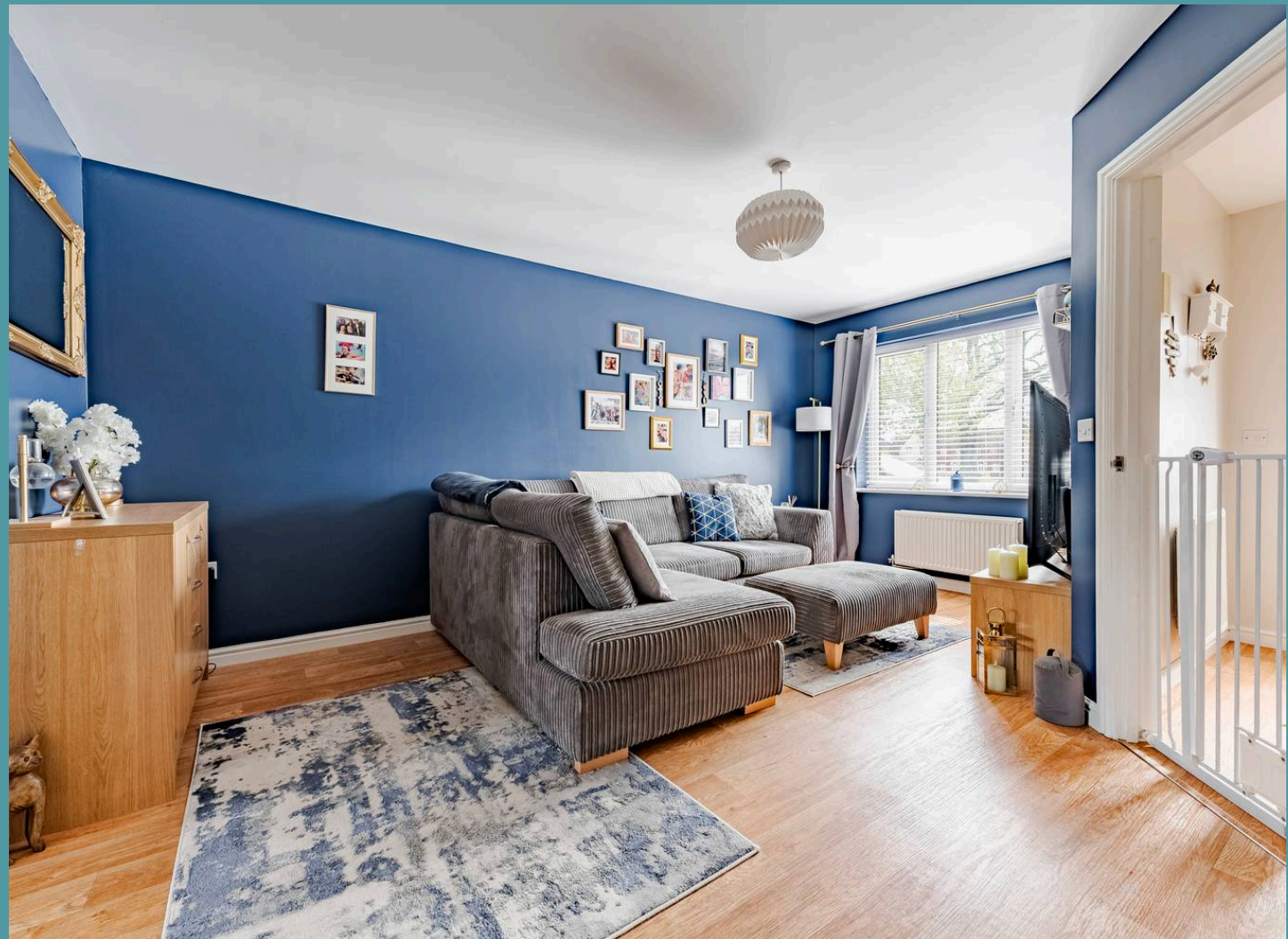
45 Long Meadow Drive

Roydon, Diss

Introducing this end-of-terrace residence situated on The Greenacres development to the west of the market town of Diss. Built by renowned developers Persimmon Homes, this property epitomises modern living and is perfectly suited to first-time buyers or families looking for a beautiful home. Showcasing a spacious sitting room, an open-plan kitchen/dining room, three bedrooms and a family bathroom. Externally, you will find a well-maintained garden and allocated parking. Acquire this home to experience a lifestyle of comfort and privacy.

Location

Roydon is a charming village situated just to the west of Diss, on the Norfolk-Suffolk **border**. Surrounded by beautiful countryside, it offers a peaceful rural lifestyle while still benefiting from easy access to the market town of Diss, which provides a wide range of shops, restaurants, schools, and excellent transport links, including a mainline railway station with direct services to London Liverpool Street. The village itself has a strong sense of community, with local amenities such as a primary school, village hall, and pub. Its picturesque setting and proximity to both countryside and town make Roydon a desirable place to live for families, retirees, and commuters alike.





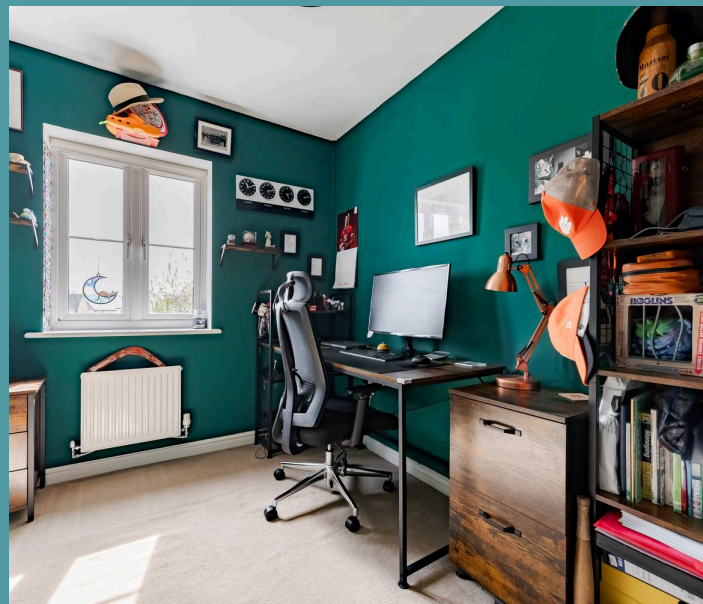
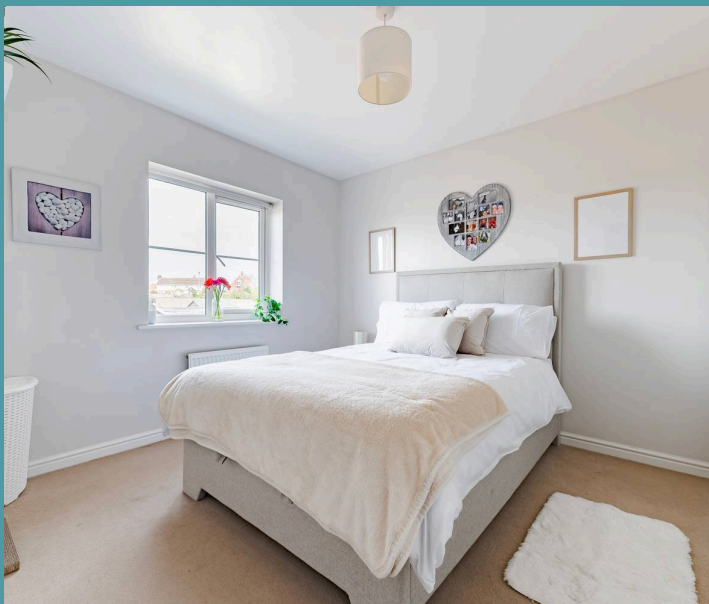
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Roydon, Diss

Upon entering, you are greeted by a welcoming entrance hall, complemented nicely by a convenient WC. Positioned at the front of the residence is a spacious sitting room exuding comfort and warmth, providing the perfect space for relaxation and entertaining. The neutral colour palette enhances the sense of space, making it easy to envision your personal touches whilst transforming this room into your own.

The heart of this home is the well-appointed kitchen/dining room, where quality fixtures and fittings have been carefully selected to enhance your cooking experience. From sleek countertops to integrated appliances, every detail has been considered to accommodate a modern family lifestyle. The dining area provides ample space for family meals or casual gatherings, set in front of French doors that open into the garden.

Ascending the stairs, you will find three bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or playroom, depending on your own requirements. The family bathroom is well-appointed with modern fixtures and a clean design, accommodating all residents in the household.





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Roydon, Diss

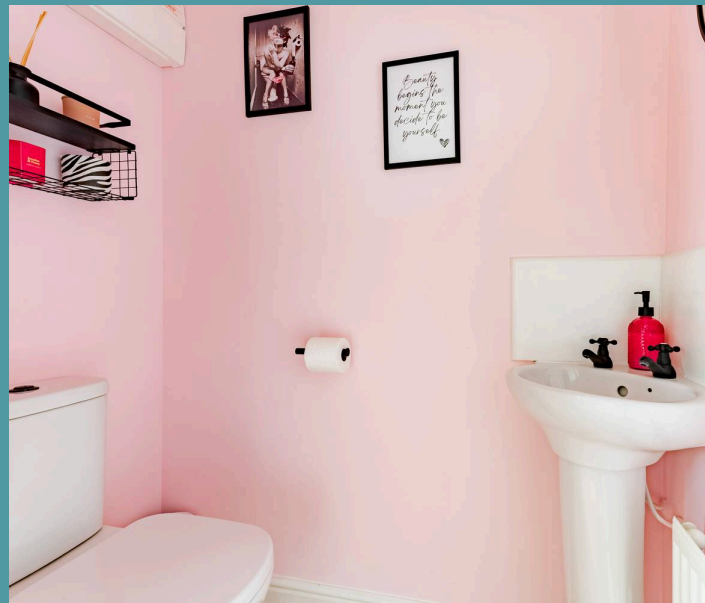
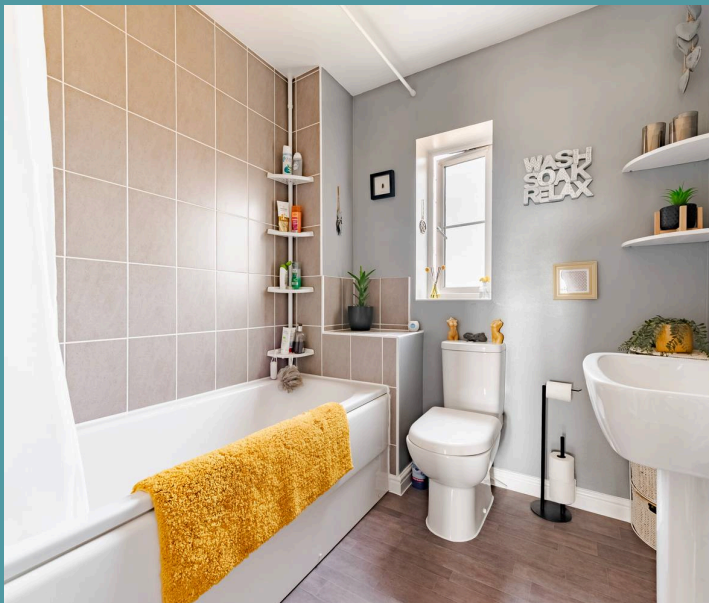
Outside, you will find a well-maintained and fully enclosed garden that is laid to lawn, with a patio and shingled area for your outdoor seating arrangements. Completing the space is a timber shed, ideal for storing your garden equipment and tools. Allocated parking is available.

Agents note

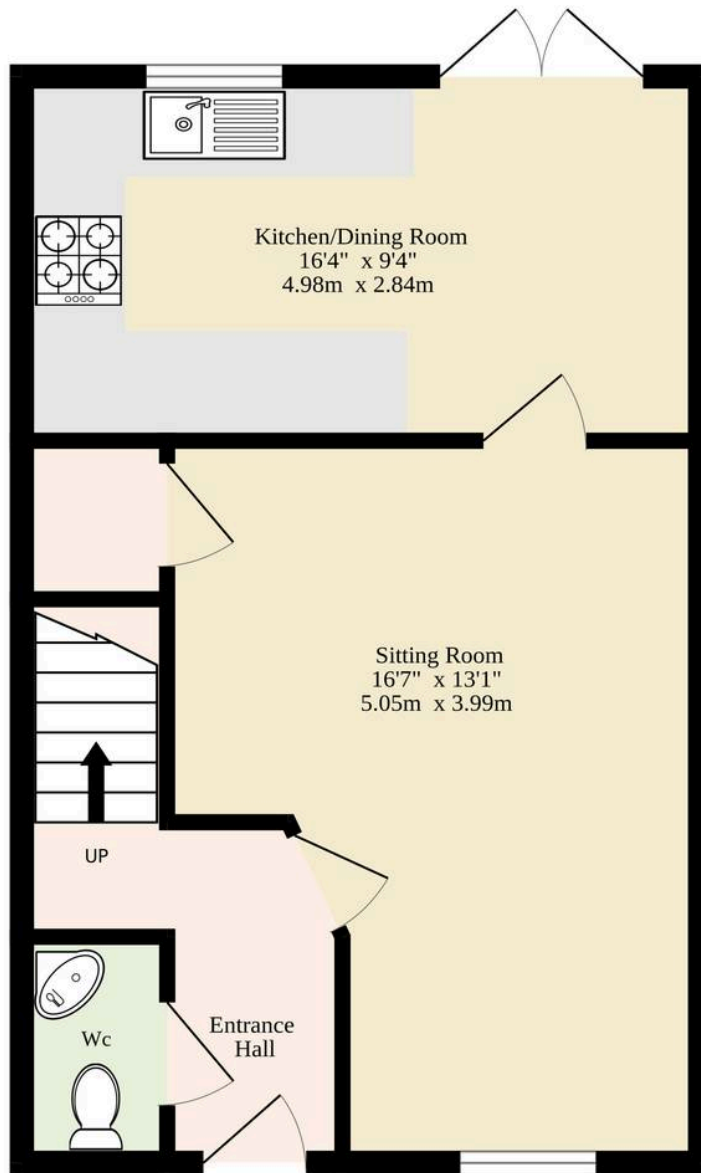
Freehold

Maintenance fee - £230

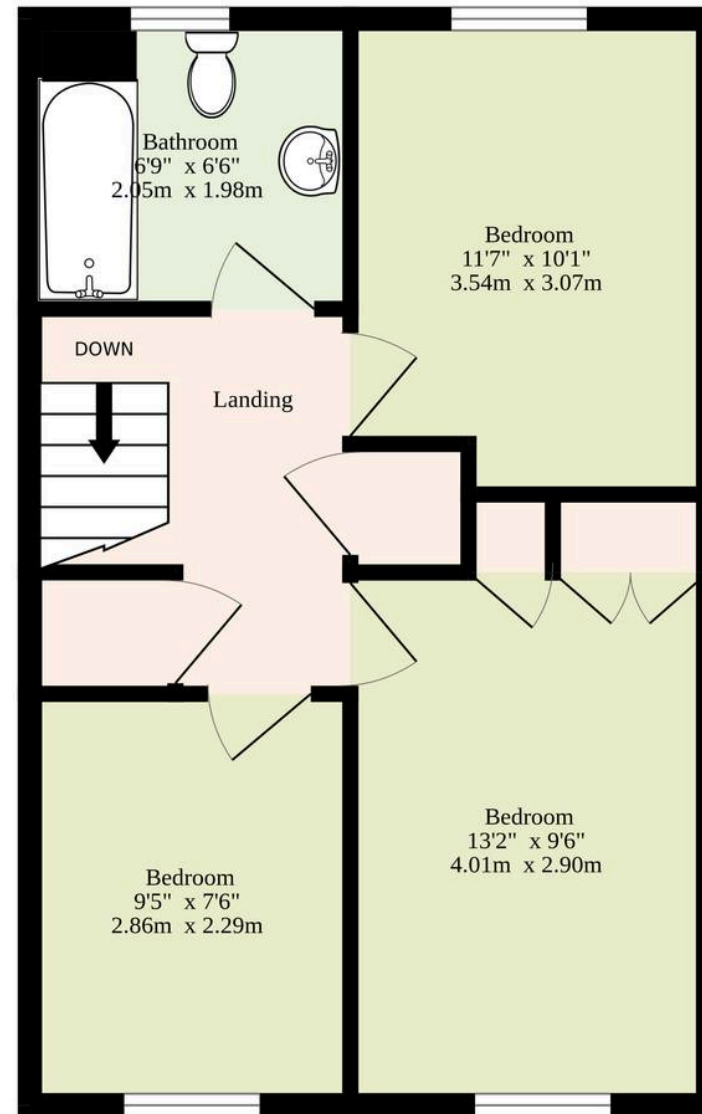
- End-terrace residence situated on The Greenacres development in the market town of Diss
- Built by Persimmon Homes, perfectly suited to first time buyers or families
- Spacious sitting room inviting relaxation and entertaining
- Kitchen/dining room equipped with quality fixtures and fittings to enhance your cooking experience
- Three bedrooms and a family bathroom
- Well-maintained garden that is fully enclosed for privacy and seclusion
- Allocated off-road parking available
- Close to a wide range of amenities including shops, schools, transport links and healthcare facilities



Ground Floor
450 sq.ft. (41.8 sq.m.) approx.



1st Floor
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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