



90 Louies Lane, Roydon

Diss



Minors & Brady

90 Louies Lane

Roydon, Diss

This beautifully presented detached home offers generous and versatile accommodation, ideal for modern family living. Set within a highly desirable residential area, the property enjoys a peaceful setting while remaining within easy reach of Diss town centre. Internally, the layout flows exceptionally well, with bright, well-proportioned rooms designed to suit both everyday life and entertaining. The heart of the home is the impressive open-plan kitchen diner, perfectly complemented by separate reception spaces and a dedicated study. Upstairs, four spacious double bedrooms are accompanied by far-reaching views across open fields, adding a real sense of space and calm. Externally, the property sits on a substantial plot with large gardens to both the front and rear, ample parking and a double garage. Overall, this is a stylish and practical family home offering comfort, space and an excellent location in equal measure.

- Detached and extended family home in a sought-after residential location
- Four generously sized double bedrooms with countryside views
- Large dual-aspect sitting room with garden access via double doors
- Modern open-plan kitchen diner fitted with integrated appliances
- Separate study ideal for home working or quiet retreat
- Useful utility room providing additional storage and practicality
- Large contemporary family bathroom finished to a high standard
- Fully boarded loft offering extensive storage space
- Spacious front and rear gardens set on a generous plot
- Double garage with electric door and ample off-road parking for multiple vehicles



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90 Louies Lane

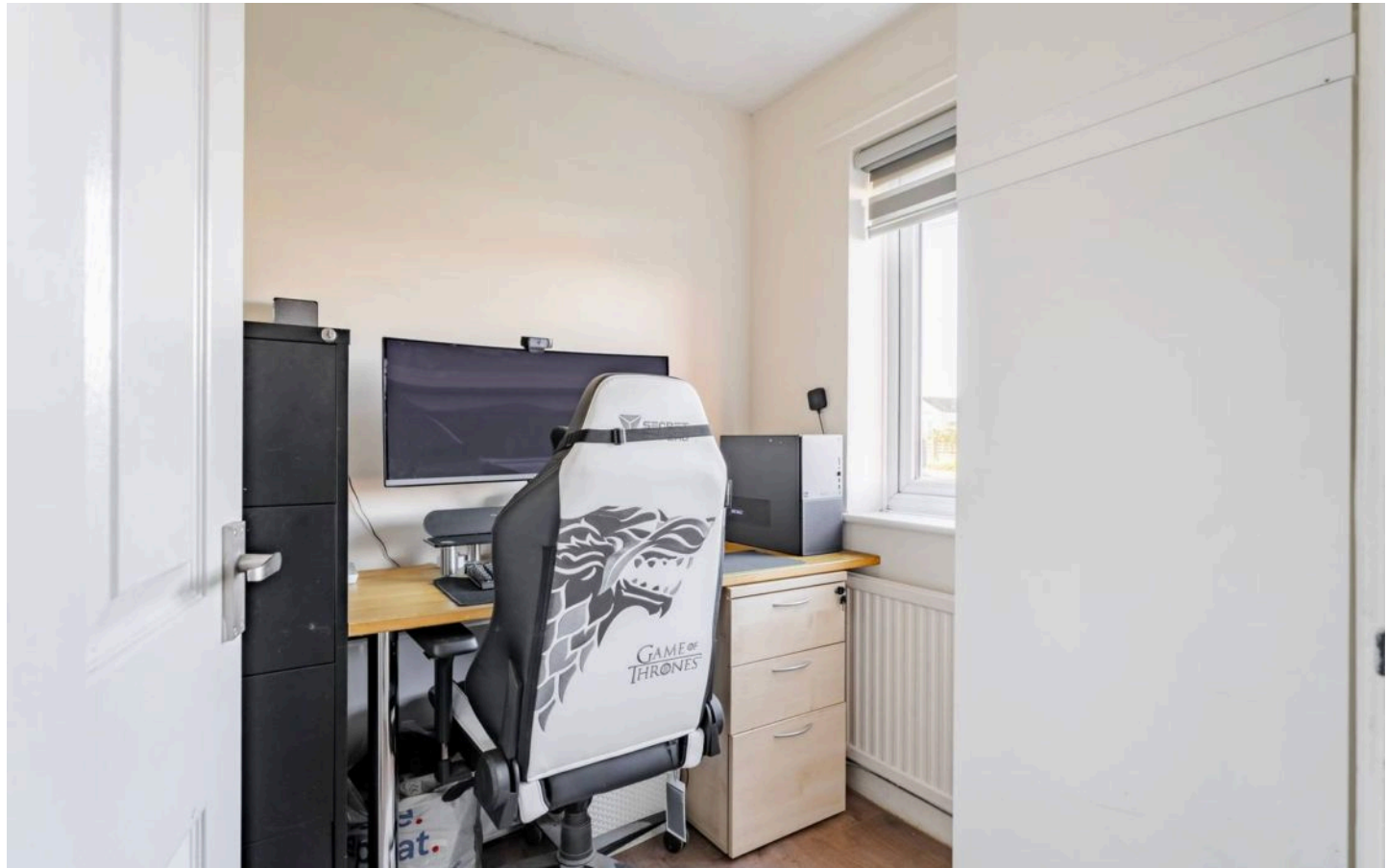
Roydon, Diss

The Location

The sought-after village of Roydon lies just outside the historic market town of Diss, offering the perfect blend of countryside living and everyday convenience. The village itself provides a range of local amenities including a convenience store, well-regarded primary school, playing fields, and a traditional pub, all of which help to create a strong sense of community.

A short journey into Diss brings a more extensive selection of facilities, with supermarkets, independent shops, cafés, restaurants, and both primary and secondary schooling available. Diss is also home to a mainline railway station, providing direct services to Norwich, Ipswich, and London Liverpool Street, making the area particularly practical for commuters.

Surrounded by unspoilt countryside, Roydon is ideally placed for those who enjoy the outdoors, with access to scenic walking routes, nature trails, and the beautiful landscapes of the Waveney Valley. The nearby A140 and A143 ensure excellent road connections to surrounding towns and cities, as well as the picturesque Norfolk and Suffolk coastlines.



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90 Louies Lane

Roydon, Diss

Louies Lane, Roydon

This attractive detached family home occupies a generous plot within a highly regarded residential area, offering convenient access to Diss town centre while enjoying a pleasant outlook over surrounding countryside. The property has been thoughtfully updated and extended by the current owners, creating a well-balanced home that combines modern living with spacious accommodation throughout.

The front door opens into a welcoming entrance hall with stairs rising to the first floor. From here, there is a dedicated study ideal for home working, along with a particularly impressive large dual-aspect sitting room that enjoys excellent natural light and features double doors opening onto the rear garden, providing a seamless connection between indoor and outdoor living.

A separate dining room sits adjacent, offering an ideal space for family meals or entertaining.

To the rear of the property, the home has been extended to create a generous open-plan kitchen diner. This modern space is fitted with a comprehensive range of units and integrated appliances, making it both practical and stylish. Complementing the kitchen is a separate utility room, keeping everyday chores discreetly tucked away, while a ground floor cloakroom completes the accommodation on this level.



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Upstairs, the first floor offers four well-proportioned double bedrooms, making the property ideal for growing families. The front-facing bedrooms benefit from open views across surrounding fields, adding a sense of space and tranquillity. These rooms are served by a large, modern family bathroom finished to a high standard.

Additionally, the property benefits from a fully boarded loft, providing ample storage space.

Outside, the home is set back behind a substantial front garden with lawn and a gravel driveway offering parking for multiple vehicles and access to the double garage, which features an electric door. The rear garden is equally impressive in size, with a raised terrace perfect for outdoor dining and a lawned area enclosed by wooden fencing, providing both privacy and an excellent space for children or entertaining.

Agents Note

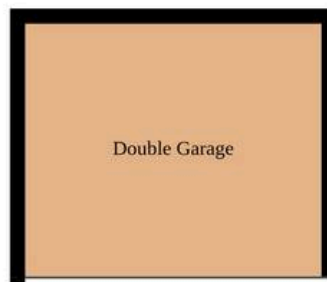
Sold Freehold

Connected to all mains services.



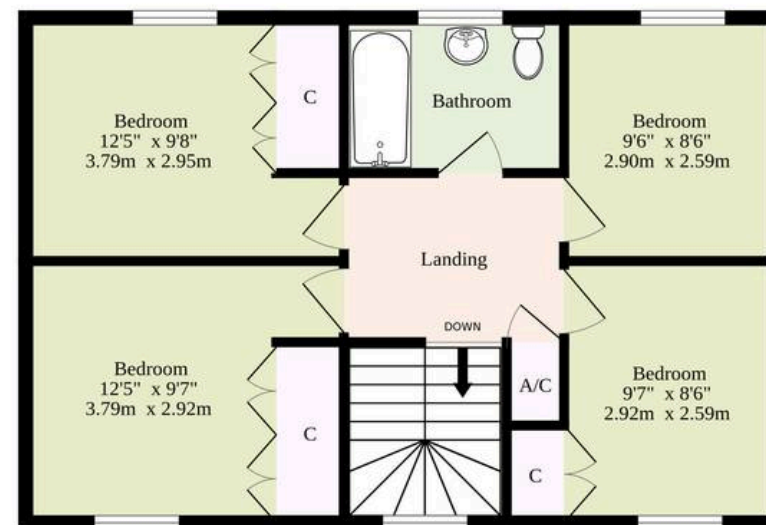
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Ground Floor
649 sq.ft. (60.3 sq.m.) approx.



Excluding Double Garage

1st Floor
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1191 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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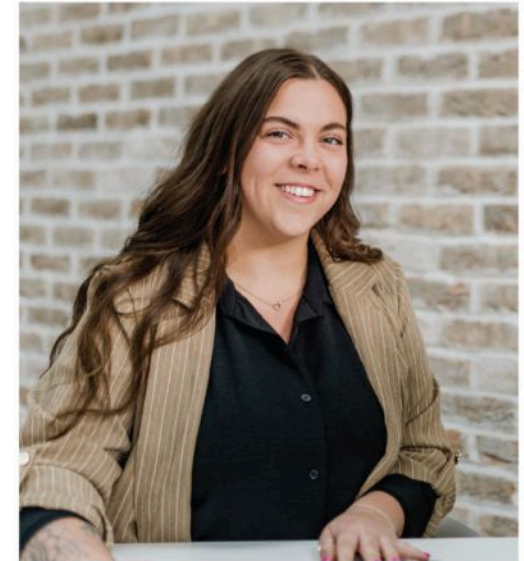
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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