



Shellton Snow Street, Roydon

Diss



Minors & Brady

Shellton Snow Street

Roydon, Diss

Imagine waking up in a home where light floods every corner, the garden beckons with colour and calm, and the countryside is just a step beyond your doorstep. This beautifully upgraded three-bedroom bungalow, set on a generous corner plot in one of Snow Street's most coveted locations, offers just that. Spanning over 1,200 sqft, the living spaces are thoughtfully arranged, with a welcoming entrance hall, spacious reception rooms, and a show-home kitchen designed for both everyday life and entertaining. The principal bedroom enjoys a private en-suite, while the other bedrooms are equally comfortable and serene. Outside, the gardens are a true retreat, sunnier spots for morning coffee, shaded corners for reading, and a summerhouse tucked away for quiet moments, all framed by mature planting and private boundaries. Sustainable features, including solar panels, a battery pack, and an EV charger, provide modern convenience alongside the home's charm. Here, village beauty meets effortless access to Diss and the wider Waveney Valley, creating the perfect setting for a relaxed, connected, and stylish lifestyle.



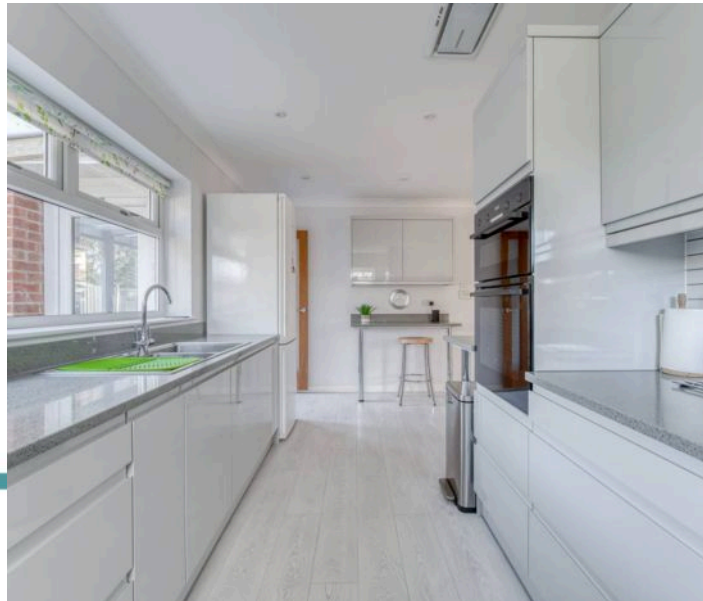
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Shellton Snow Street

Roydon, Diss

- Set back from a quiet country lane in a highly sought-after village location, this detached bungalow sits on a prominent corner plot extending to 0.23 acres (stms)
- Over 1,200 sq ft of versatile, light-filled living space that can easily adapt to your own preferences and style
- Two large reception rooms with southerly aspects and natural light, including a main living room with picture window and electric sun blind
- Immaculate kitchen replaced in 2020 with quartz worktops, extensive units, integrated appliances, and adjoining utility room
- Modern sustainable features including 28 solar panels, 10 kW battery pack, EV charger, and energy-efficient improvements throughout
- Principal bedroom with private en-suite shower room and two additional bedrooms, with the option to be a guest room, a dressing room or a study
- Detached double garage with power, lighting, up-and-over doors, and personal rear access
- Beautifully landscaped gardens divided into distinct areas with patios, lawns, summerhouse, raised vegetable beds, and mature planting providing privacy and beauty
- Easy access to countryside walks and the market town of Diss, combining rural serenity with practical convenience, ensuring a relaxed, stylish lifestyle



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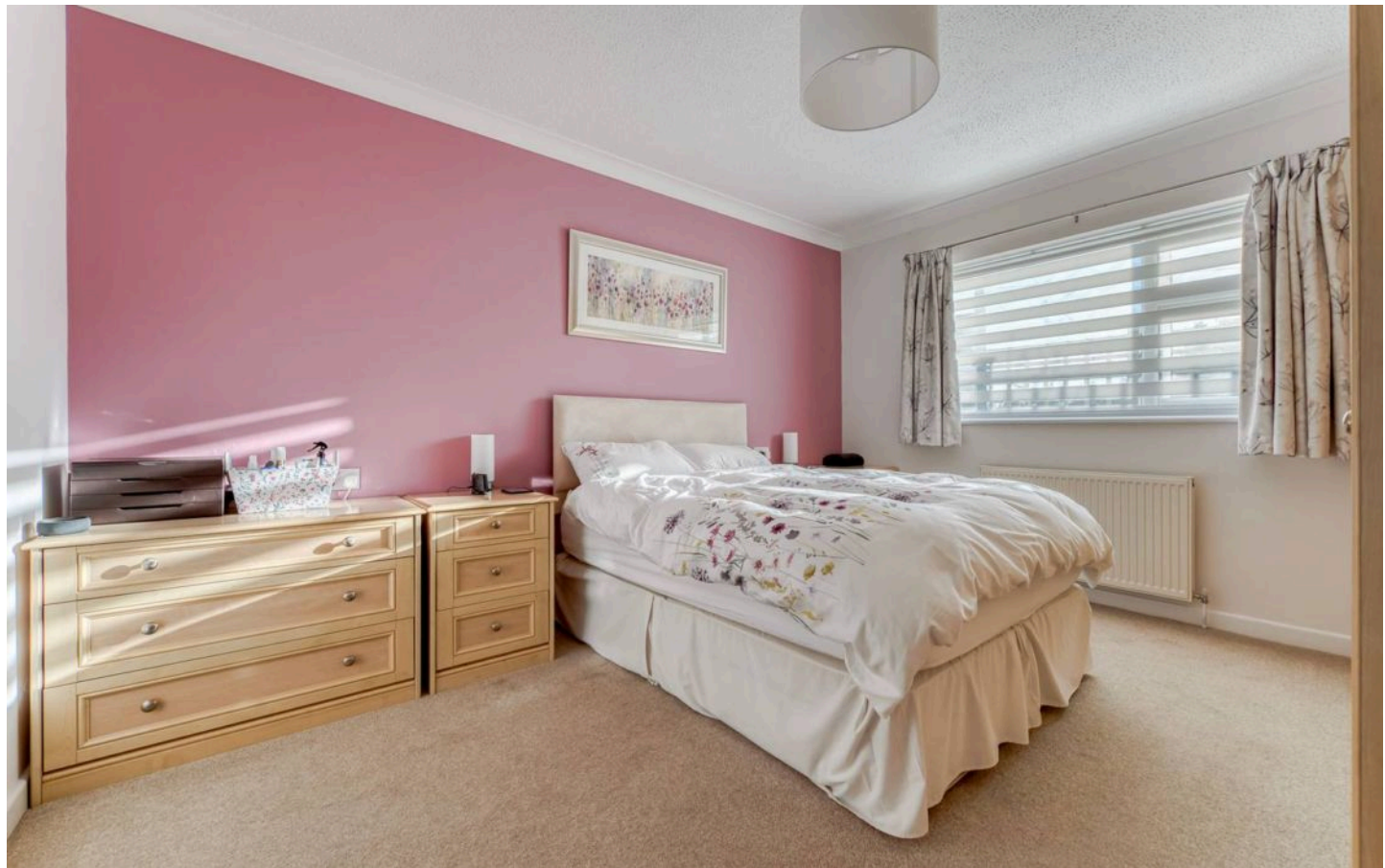
Roydon, Diss

Location

Snow Street is located in the peaceful Norfolk village of Roydon, a short drive from the bustling market town of Diss, offering a rare combination of rural serenity and everyday convenience. The village itself has a small but well-served centre, including a traditional village store, a local post office, and a welcoming pub, while Diss provides a wider selection of supermarkets, independent shops, cafés, and restaurants. Families are well catered for, with Roydon Primary School just minutes away and Diss High School within easy reach, both providing strong educational options.

For transport, the village benefits from excellent connectivity: Diss railway station offers frequent services to Norwich, Cambridge, and London, and the nearby A140 ensures straightforward access by car to the surrounding towns and countryside. Outdoor enthusiasts will find plenty to enjoy along the banks of the River Waveney, where scenic walking and cycling routes meander through open fields, woodland, and riverside meadows, reflecting the area's natural charm. The surrounding countryside is dotted with historic churches, quaint village greens, and traditional Norfolk farmsteads, offering a sense of heritage alongside everyday convenience.

Life on Snow Street blends the best of both worlds, a quiet, community-focused village setting with easy access to schools, shops, and transport links, all framed by the gentle beauty of the Waveney Valley countryside.



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Shellton Snow Street

Roydon, Diss

Set back from a quiet country lane, this beautifully presented three-bedroom detached bungalow occupies a prominent corner plot in one of the village's most desirable locations. Over the years, Snow Street has earned a reputation for being a sought-after address, where properties rarely come to market.

Thoughtfully enhanced and maintained, the bungalow extends to over 1,200 sqft of versatile, light-filled living space. A generous L-shaped entrance hall sets the tone, offering a welcoming introduction and substantial built-in storage.

The main reception rooms are spacious and filled with natural light from their southerly-facing windows. The principal living room features a large picture window with an external electric sun blind, creating a comfortable and bright environment throughout the day. The kitchen, a standout feature of the home, was replaced in 2020 and remains in pristine condition. Quartz worktops complement a comprehensive range of fitted units and integrated appliances, including a new double oven, dishwasher, electric hob, and extractor fan, alongside a fitted water softener. A utility room provides practical space for white goods and additional workspace.



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The three bedrooms are situated to the left side of the property, ensuring a natural separation from the living areas. The principal bedroom benefits from a private en-suite shower room. The main bathroom and separate WC has been replaced in recent years to a modern standard, with an L-shaped bathtub, WC's and hand wash basins.

The current owners have invested in a range of sustainable and energy-saving measures, including 28 solar panels (owned outright) with two feed-in tariffs, a 10 kW battery pack, and an EV charging point. The loft has been re-insulated, the roof replaced, and most windows and doors upgraded. Heating is via a modern oil-fired boiler, installed just three years ago.

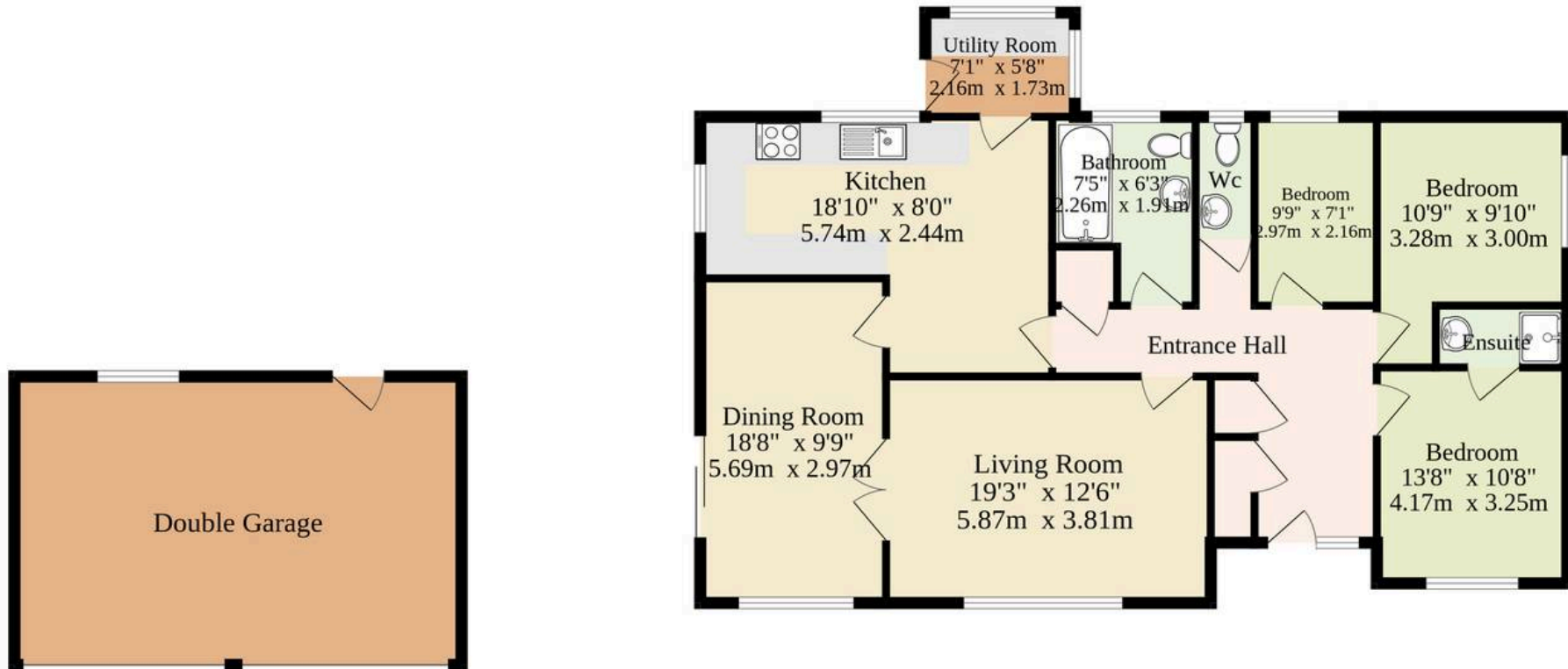
Externally, the bungalow sits on a generously sized corner plot of 0.23 acres (stms). A hardstanding driveway leads to the property and the detached double garage, which offers power, lighting, and a personal rear door. The gardens have been thoughtfully landscaped over the years, with mature planting, roses, shrubs, and specimen trees creating colour, interest, and privacy. Outdoor space is cleverly divided into three areas: formal gardens to the side and rear, fully enclosed and enjoying a southerly aspect; a large paved patio leading to a lawn and shingle pathway towards a timber summerhouse; and an east-facing garden with raised vegetable beds. The front garden provides additional seclusion with interspersed shrubs and trees, creating a welcoming approach.

This exceptional home offers a rare combination of modern comfort, character, and a lifestyle defined by the connection to the Norfolk countryside, all within easy reach of a thriving market town.

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Ground Floor 1274 sq.ft. (118.4 sq.m.) approx.



Total Sqft Do Not Include The Double Garage

TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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Dreaming of this home? Let's make it a reality



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