



9 Copeman Road, Roydon  
Diss

Minors & Brady



# 9 Copeman Road

Roydon, Diss

Designed with easy single level living in mind, this well presented semi detached bungalow is offered with no onward chain and is ready to move straight into, with a natural flow between the living spaces, a smart kitchen diner finished with integrated appliances and tiled flooring, and a comfortable lounge enjoying a bright front facing aspect. Two well arranged bedrooms provide built in storage through sliding wardrobes, with the second bedroom opening directly onto the private garden via French doors, while the modern shower room is finished with clean, contemporary tiling. Outside, a fully enclosed garden, ample driveway parking and a detached garage complete the setting, all positioned within a well regarded residential area close to the centre of Diss and within easy reach of supermarkets, independent shops, cafés and leisure facilities.

- Well presented semi detached bungalow offered with no onward chain
- Turnkey ready accommodation arranged across a single level
- Spacious lounge with front facing window providing excellent natural light
- Modern fitted kitchen diner with integrated appliances, tiled flooring and ample space for dining
- Main bedroom arranged as a comfortable double with built in wardrobe
- Second bedroom featuring built in wardrobes with sliding doors and French doors opening onto the garden
- Contemporary shower room finished with modern tiling and fittings
- Fully enclosed private garden designed for easy maintenance
- Ample driveway parking alongside a detached garage
- Well regarded residential location close to the centre of Diss, with easy access to supermarkets, independent shops, cafés and leisure facilities





M&B

# 9 Copeman Road

Roydon, Diss

## Location

Copeman Road is positioned within a well regarded residential area close to the centre of Diss, offering straightforward access to a wide range of local amenities. The town provides supermarkets, independent shops, cafés, leisure facilities and a mainline railway station with regular services to Norwich and London Liverpool Street. Several well regarded schools are located nearby, along with healthcare facilities and everyday services. Green spaces, riverside walks and local parks are also within easy reach, adding to the appeal for leisure time. Well placed road links connect the area to surrounding villages and the wider Norfolk and Suffolk region, making the location practical for both daily routines and commuting.

## Copeman Road, Roydon

Stepping inside, a welcoming entrance hall is finished with tiled flooring, providing a practical and easy to maintain first impression. From here, doors lead to all principal rooms, creating a clear and convenient layout.

The kitchen diner is fitted with a modern range of wall and base units with coordinated work surfaces and tiled splashbacks. Integrated appliances include a built in double oven, gas hob with extractor above, dishwasher and space for a washing machine, all neatly incorporated. Tiled flooring runs throughout the space and there is ample room for a dining table, making it ideal for everyday use as well as entertaining. Windows to the side and rear aspects allow plenty of natural light.

A generous and comfortable lounge provides the main reception space, finished with wood effect flooring and neutral décor. French doors open directly onto the garden, creating a strong connection between the indoor and outdoor space, while allowing plenty of natural light to flow through the room. There is ample space for a full suite of living room furniture.



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Roydon, Diss

The main bedroom is a well proportioned double and benefits from built in wardrobes with sliding doors, offering excellent storage. Bedroom two is a single room and also features built in wardrobes with sliding doors, along with French doors opening directly onto the garden, making it a versatile space for guests, a home office or hobby room.

Completing the internal accommodation, the bathroom is finished with contemporary tiling and comprises a walk in shower enclosure, wash hand basin set within a vanity unit and a WC. The layout is clean and functional with modern fittings throughout.

Outside, the garden is fully enclosed and private, mainly laid to lawn with paved seating areas, offering an outdoor space that is easy to maintain.

Access is available to the detached brick built garage, providing additional storage or workshop potential.

To the front, a generous block paved driveway offers ample off road parking for multiple vehicles. The garage is positioned to the side with further driveway space leading to it.

Overall, this semi detached bungalow offers well laid out accommodation, modern fittings, a private garden and excellent parking, all with the added benefit of no onward chain.

## Agents notes

Sold freehold, connected to main services water, electricity, gas and drainage

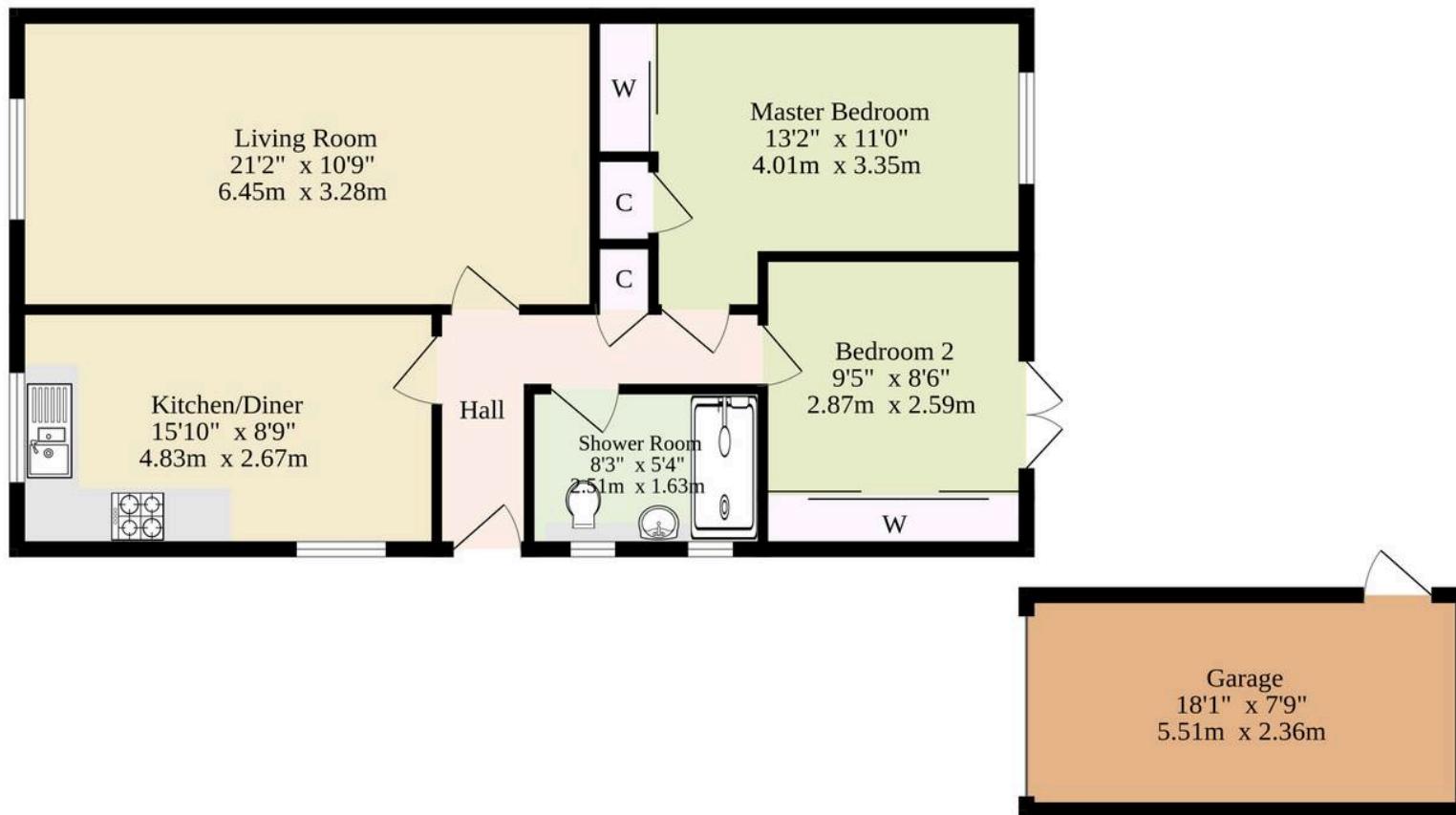
Gas Central Heating

Council Tax Band- B



# Ground Floor

889 sq.ft. (82.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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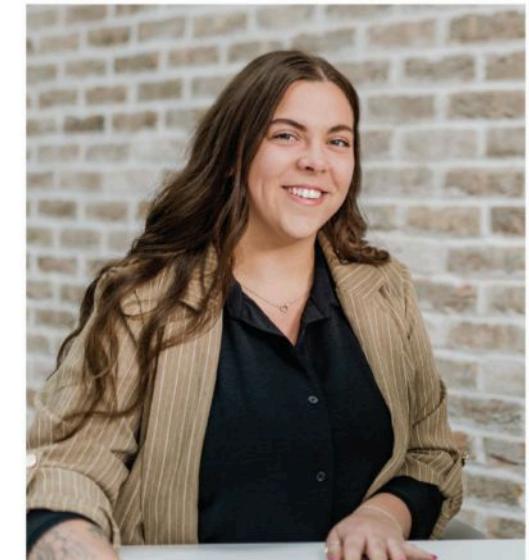
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**Meet Theo**  
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