



12 Pavilion Court, Roydon

Diss



£200,000
Minors & Brady

12 Pavilion Court

Well cared for and clearly cherished, this appealing two bedroom mid-terrace home offers a comfortable and easy-to-manage layout in a popular cul-de-sac close to Diss. The property has been thoughtfully maintained, creating a welcoming feel from the moment you step inside. The sitting and dining room provides a bright, sociable space with flexibility for everyday living and working from home. To the rear, the kitchen/breakfast room opens straight onto the garden, making it ideal for both daily routines and entertaining. Upstairs, the two bedrooms are well-proportioned and supported by a smart, modern shower room. The established rear garden adds genuine character, with mature planting and a seating area to enjoy throughout the year. With the added advantage of a garage, driveway and no forward chain, this is a home that is ready for its next chapter.

- Well-presented two bedroom mid-terrace home in a popular residential cul-de-sac
- Much loved and carefully maintained by the current owner
- Bright sitting/dining room with useful open space beneath the stairs, ideal for a small desk or additional storage
- Kitchen/breakfast room fitted with shaker-style wall and base units and French doors opening onto the garden
- Principal bedroom to the front with built-in wardrobe
- Second bedroom overlooking the rear garden, suitable for guests, a nursery or home office
- Modern shower room plus separate airing cupboard on the first floor
- Established rear garden with a variety of mature shrubs and a feature seating area at the far end
- Garage and driveway positioned directly in front of the property
- Offered with no forward chain, making for a straightforward purchase





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12 Pavilion Court

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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12 Pavilion Court

Roydon, Diss

Pavillion Court, Roydon

Set within a popular residential cul-de-sac, this well-presented two bedroom mid-terrace home offers comfortable living in a convenient location for Diss. Much cared for by the current owner, the property combines practical space with a pleasant outlook and the added benefit of a garage and driveway directly in front.

The front door opens into an inviting entrance hall with stairs rising ahead and a natural flow through to the sitting and dining room. Positioned to the front, this bright and welcoming space features a window that draws in plenty of light, while the open area beneath the stairs provides a useful spot for a compact desk or additional storage. To the rear, the kitchen/breakfast room is fitted with a classic shaker-style range of wall and base units and offers space for everyday dining. French doors open directly onto the garden, creating an easy connection between inside and out.

Upstairs, the principal bedroom sits to the front and benefits from a built-in wardrobe. A second bedroom overlooks the rear garden, making it ideal as a guest room, nursery or home office. The accommodation is completed by a modern shower room and a separate airing cupboard for added practicality.



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Roydon, Diss

Outside, the rear garden is a real highlight. Thoughtfully planted with a variety of established shrubs, it provides colour and interest throughout the seasons. A seating area at the far end offers an excellent spot for outdoor dining or relaxing, and a gate leads to a pathway giving access around to the garage.

This is a straightforward purchase and a fantastic opportunity for first-time buyers, downsizers or investors seeking a well-located home close to Diss.

Agents Note

No Chain!

This property will be sold freehold.

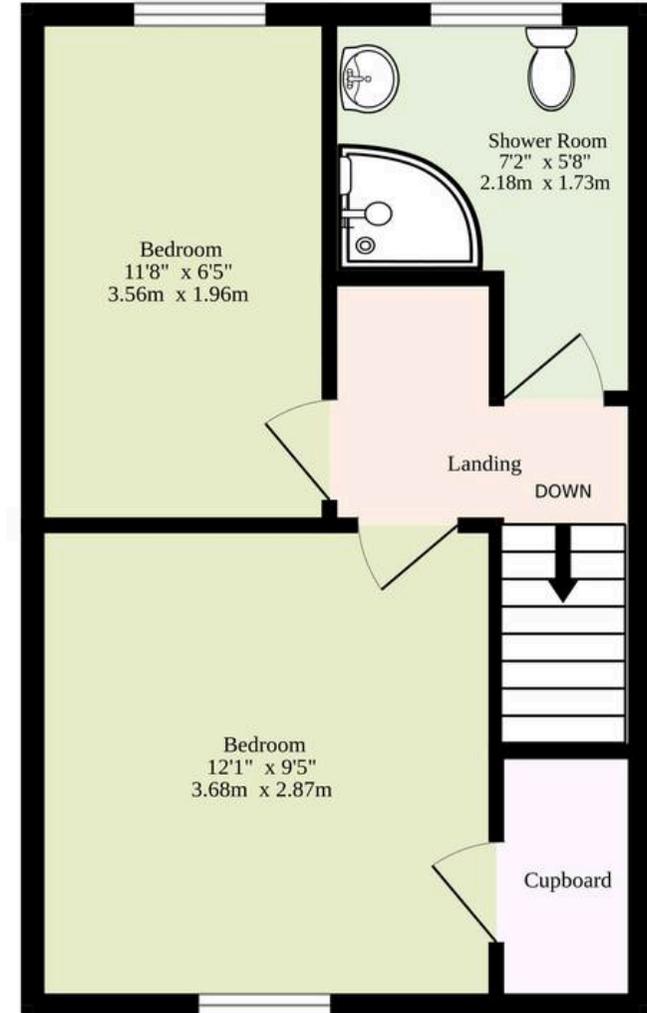
Connected to mains water, electricity, gas and drainage.



Ground Floor
446 sq.ft. (41.4 sq.m.) approx.



1st Floor
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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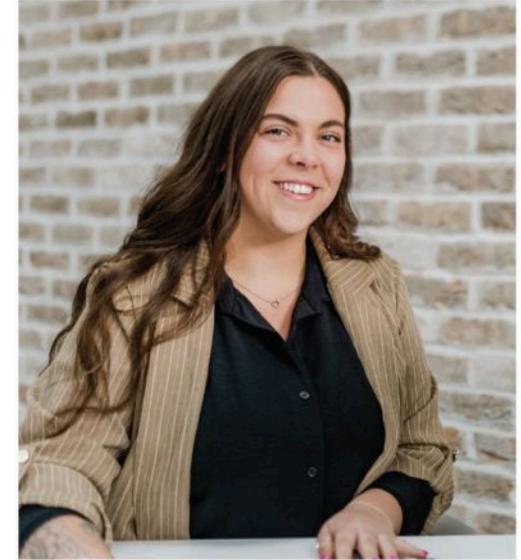
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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E: enquiries@norfolk-mortgages.co.uk