



64 Louies Lane, Roydon

Diss



Minors & Brady

64 Louies Lane

Roydon, Diss

Comfort, convenience and village charm come together perfectly in this well-presented home just moments from the heart of Diss. Offering thoughtfully maintained accommodation throughout, this two-bedroom mid-terraced property is ideal for first-time buyers, downsizers and investors alike. The welcoming lounge centres around an attractive brick fireplace, while a separate dining room and practical kitchen provide excellent everyday living space. A versatile ground floor shower room with utility space adds further flexibility and convenience. Upstairs, two generous bedrooms are complemented by a family bathroom, creating a well-balanced layout. Outside, an enclosed garden with patio and lawn, together with off-road parking and easy access to local amenities and the train station, complete this appealing village home.

- Well-presented two-bedroom mid-terraced home in the popular village of Roydon
- Walking distance to Diss town centre, amenities and railway station
- Welcoming lounge centred around a charming brick fireplace
- Separate dining room offering flexible living and entertaining space
- Practical kitchen with excellent storage and workspace
- Versatile ground floor shower room with WC and utility area
- Two generous bedrooms, including a principal bedroom with built-in storage
- Family bathroom featuring a bath and contemporary fittings
- Enclosed rear garden with patio, lawn and useful garden shed
- Off-road parking and superb access to local schools and transport links





M&B

64 Louies Lane

Roydon, Diss

The Location

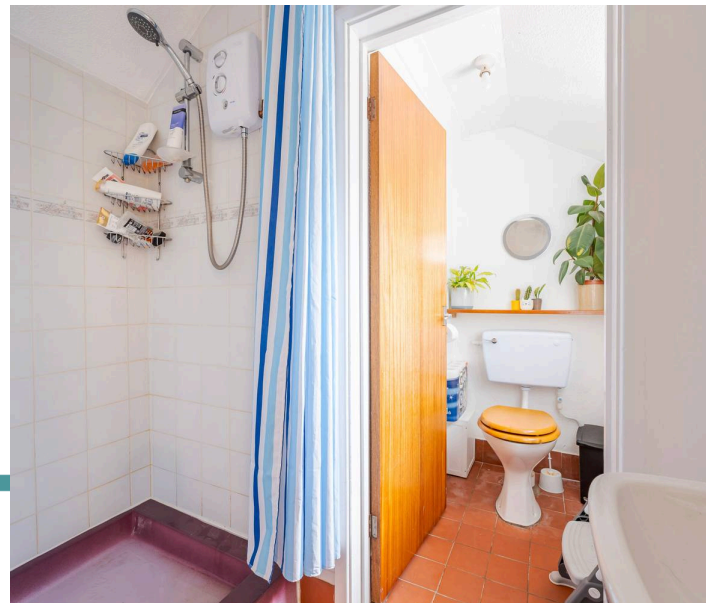
The sought-after village of Roydon lies just outside the historic market town of Diss, offering the perfect blend of countryside living and everyday convenience. The village itself provides a range of local amenities including a convenience store, well-regarded primary school, playing fields, and a traditional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

Louies Lane, Roydon

Positioned within the popular village of Roydon and conveniently located within walking distance of Diss town centre, this well-presented two-bedroom mid-terraced home offers an excellent balance of comfort, practicality and convenience. Thoughtfully maintained by the current owners, the property is ideal for first-time buyers, downsizers or investors seeking a ready-to-move-into home in a well-connected location.



M&B

64 Louies Lane

Roydon, Diss

The property is approached via an entrance porch, providing a useful space for coats and footwear before leading into the main living accommodation. The lounge is warm and welcoming, centred around an attractive brick fireplace that creates a charming focal point and adds character to the room. With ample space for comfortable seating, it offers the perfect setting for relaxing after a busy day.

Beyond the lounge, the home continues with a separate dining room, creating a versatile space for family meals, entertaining guests or even home working if required. Natural light filters through this area, enhancing the sense of space and creating a pleasant transition between the reception rooms and kitchen.

The kitchen has been designed with practicality in mind, offering a range of storage units, generous workspace and room for essential appliances. Whether preparing everyday meals or entertaining family and friends, the layout lends itself well to modern living.

Adding further flexibility to the ground floor is a useful shower room incorporating a WC and dedicated utility area. This versatile space provides valuable convenience for busy households while helping to keep laundry facilities separate from the main living areas.

To the first floor, two generously proportioned bedrooms provide comfortable accommodation. The principal bedroom benefits from built-in storage, while both rooms offer excellent flexibility for sleeping arrangements, guest accommodation or home working. Completing the accommodation is the family bathroom, fitted with a bath and serving the first floor bedrooms.



M&B

64 Louies Lane

Roydon, Diss

Outside, the enclosed rear garden has been designed to be enjoyed throughout the year. A substantial patio area provides the perfect spot for al fresco dining, summer barbecues or simply relaxing outdoors, while the lawn beyond creates a pleasant green space with room for gardening, children to play or pets to enjoy. A garden shed provides additional practical storage.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Please note that access across the property is required for the movement of bins.



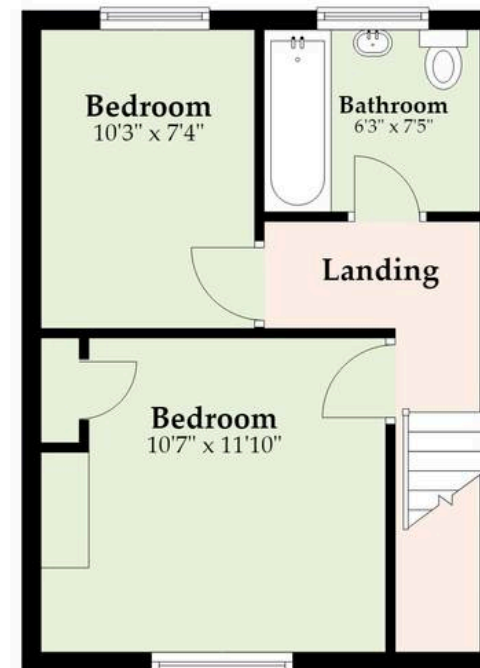
Ground Floor

Approx. 523.5 sq. feet



First Floor

Approx. 319.6 sq. feet



Total area: approx. 843.1 sq. feet

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.

Plan produced using PlanUp.

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 St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk