



5 Manor Road, Roydon

Minors & Brady



5 Manor Road

Roydon, Diss

Positioned within the sought-after village of Roydon, just a short distance from Diss town centre and the mainline railway station, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Offered to the market chain free, the property provides generous living accommodation, well-established front and rear gardens, off-road parking and a useful outbuilding. Well maintained and ready to occupy, it also presents clear scope for cosmetic updating and enhancement, making it an appealing prospect for first-time buyers, families, investors or anyone keen to add value in a highly convenient and popular location.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Electric storage heaters.



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Roydon, Diss

The Location

Manor Road is situated within the popular village of Roydon, a well-regarded community on the edge of the historic market town of Diss. Offering a peaceful village setting with excellent access to local amenities, Roydon is a popular choice for families, professionals, and retirees alike.

The village enjoys a welcoming community atmosphere and benefits from local recreation facilities, open green spaces, and a traditional village pub. Diss is just a short distance away, providing a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, healthcare services, and highly regarded schools.

Surrounded by attractive Norfolk countryside, the area offers a variety of walking and cycling routes, making it ideal for those who enjoy outdoor pursuits. Diss Mere, one of the deepest inland lakes in England, provides a picturesque setting at the heart of the town and is popular for leisurely walks throughout the year.

Roydon is also well positioned for commuters, with Diss railway station offering regular direct services to Norwich, Ipswich, Cambridge, and London Liverpool Street. Convenient road links further enhance access to the wider region.

Combining the charm of village living with the convenience of a thriving market town close by, Roydon remains one of South Norfolk's most desirable residential locations, making Manor Road an excellent place to call home.

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Roydon, Diss

Set within the popular village of Roydon, just a short walk from Diss town centre and the mainline railway station, this three-bedroom semi-detached home offers well-proportioned accommodation, excellent outdoor space and the advantage of no onward chain.

Inside, the entrance hall leads through to a bright and welcoming living room, where natural light flows through from both aspects. Patio doors open directly onto the rear garden, making it easy to step outside for summer dining, entertaining guests or simply enjoying the garden throughout the seasons.

The kitchen is well arranged with a range of wall and base units, generous work surfaces, an integrated oven and hob, inset sink and space for white goods. Dual-aspect windows ensure plenty of natural light, while a ground floor cloakroom adds further practicality to the layout.

Upstairs, there are three comfortable bedrooms, two of which benefit from built-in storage cupboards. The accommodation is served by a family bathroom fitted with a bath and shower over, wash basin and WC.

Outside, the rear garden provides ample space for families, gardening enthusiasts and those who enjoy spending time outdoors. A generous patio offers the perfect setting for outdoor seating, while established hedging creates privacy around the garden boundaries. A useful outbuilding provides valuable storage space and could also suit workshop or hobby use.

Further benefits include off-road parking and a large lawned front garden, which may offer potential for additional parking or landscaping options, subject to any necessary permissions.

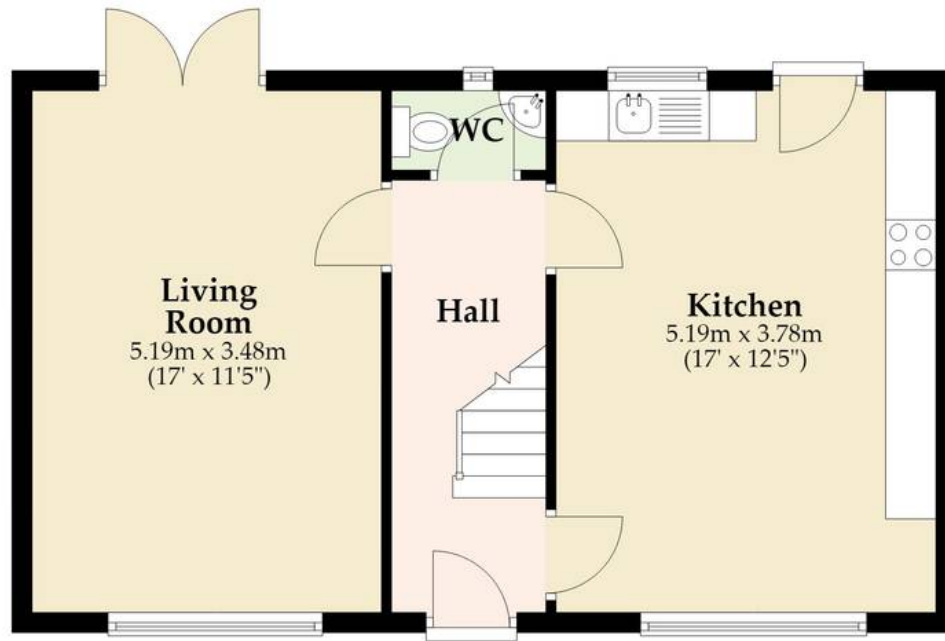
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Positioned within the sought-after village of Roydon, just a short distance from Diss town centre and the mainline railway station, this three-bedroom semi-detached home

Ground Floor

Approx. 37.7 sq. metres (405.4 sq. feet)
(excluding WC, Hall)



First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)
(excluding Landing)



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Total area: approx. 71.0 sq. metres (763.7 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*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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