



4 Queensway, Roydon

Minors & Brady



4 Queensway

Roydon, Diss

Positioned on a substantial plot within a quiet cul-de-sac in the sought-after village of Roydon, this spacious semi-detached residence presents an exciting opportunity to acquire a family home with exceptional potential. Extending to over 1,000 sqft, the property offers generous and flexible accommodation, including two versatile reception rooms, three bedrooms, a ground-floor shower room and a first-floor bathroom. Outside, the expansive private garden is a standout feature, complete with established planting, a greenhouse and summerhouse, while a large garage/workshop and ample off-road parking further enhance its appeal. With the opportunity to modernisation, this is a home filled with possibilities, ready for a new owner to personalise and enjoy for years to come.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



M&B



4 Queensway

Roydon, Diss

- Semi-detached residence positioned down a quiet cul-de-sac, on a substantial plot in the quaint village of Roydon, Norfolk
- Family home showcasing over 1,000sqft of spacious and flexible accommodation, that has the potential to be modernised
- 16ft double aspect living room that has a focal point of a traditional fireplace, suitable for relaxing and entertaining
- Flexible dining room that is currently used as a second lounge, with the opportunity to be a home office, snug or an additional bedroom
- Kitchen fitted with cabinetry and an integrated oven, complemented by a large pantry and a functional utility room
- Ground-floor shower room and a first-floor bathroom, both comprising classic three-piece suites
- Three bedrooms that are ready for you to make your own, two of which are generous doubles and a versatile single
- Expansive, private garden that features a sweeping laid to lawn, established beds, a greenhouse, a summerhouse and hedging
- A paved driveway provides off-road parking, leading down to a large garage/workshop
- A short distance from the market town of Diss, offering a wide range of essential amenities



M&B



4 Queensway

Roydon, Diss

Queensway is situated within the popular village of Roydon, offering a convenient residential setting with easy access to the nearby market town of Diss and a wide range of local amenities. The village is highly regarded for its strong community atmosphere, attractive surroundings, and convenient position within South Norfolk.

Residents benefit from a range of local amenities within Roydon, whilst a wider selection of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found just a short distance away in Diss. The town provides an excellent range of everyday conveniences together with a selection of independent retailers and community facilities.

The surrounding area offers excellent opportunities for outdoor recreation, with attractive countryside walks, open green spaces, and quiet rural lanes providing ideal routes for walking and cycling. The nearby Diss Mere, one of the deepest inland lakes in the country, offers picturesque waterside walks and recreational opportunities in the heart of the town.

The area enjoys excellent transport connections, with Diss railway station providing regular mainline services to Norwich, Ipswich, and London Liverpool Street. Convenient access to the A140 also provides routes throughout Norfolk and Suffolk, making the location particularly appealing to commuters.



M&B

4 Queensway

Roydon, Diss

Queensway, Roydon

Occupying a desirable position within a quiet cul-de-sac in the quaint village of Roydon, this semi-detached residence sits on a substantial plot and offers over 1,000 sqft of spacious and flexible accommodation.

The accommodation begins with a welcoming entrance hall, providing access to the principal rooms and setting the tone for the home's practical layout.

The double-aspect sitting room is a particularly attractive space, flooded with natural light and centred around a traditional fireplace that provides a charming focal point. Offering plenty of room for both everyday living and entertaining, it is a comfortable and inviting reception area.

A separate dining room adds further versatility and is currently utilised as a second lounge. This adaptable room could easily serve as a home office, snug, playroom or even an additional bedroom, depending on individual requirements.

The kitchen is fitted with a range of cabinetry and an integrated oven, creating a functional space for day-to-day living. A large pantry provides valuable additional storage, while the adjoining utility room enhances practicality and helps keep household tasks separate from the main living areas.







4 Queensway

Roydon, Diss

Completing the ground floor is a shower room fitted with a classic three-piece suite, offering added convenience for families and guests alike.

The first floor provides access to three well-proportioned bedrooms. Two are generous doubles with ample space for furnishings, while the third is a versatile single room that could be utilised as a nursery, dressing room or study. Each room offers a blank canvas for new owners to personalise and update as desired.

The family bathroom is also located on the first floor and comprises a traditional three-piece suite, serving the bedrooms with ease.

Outside, the property enjoys an expansive and private rear garden that is a true highlight of the home. A sweeping lawn extends across much of the plot, complemented by established planting beds that provide colour and interest throughout the seasons. A greenhouse and summerhouse further enhance the outdoor space, while mature hedging around the boundaries creates a pleasing sense of privacy.

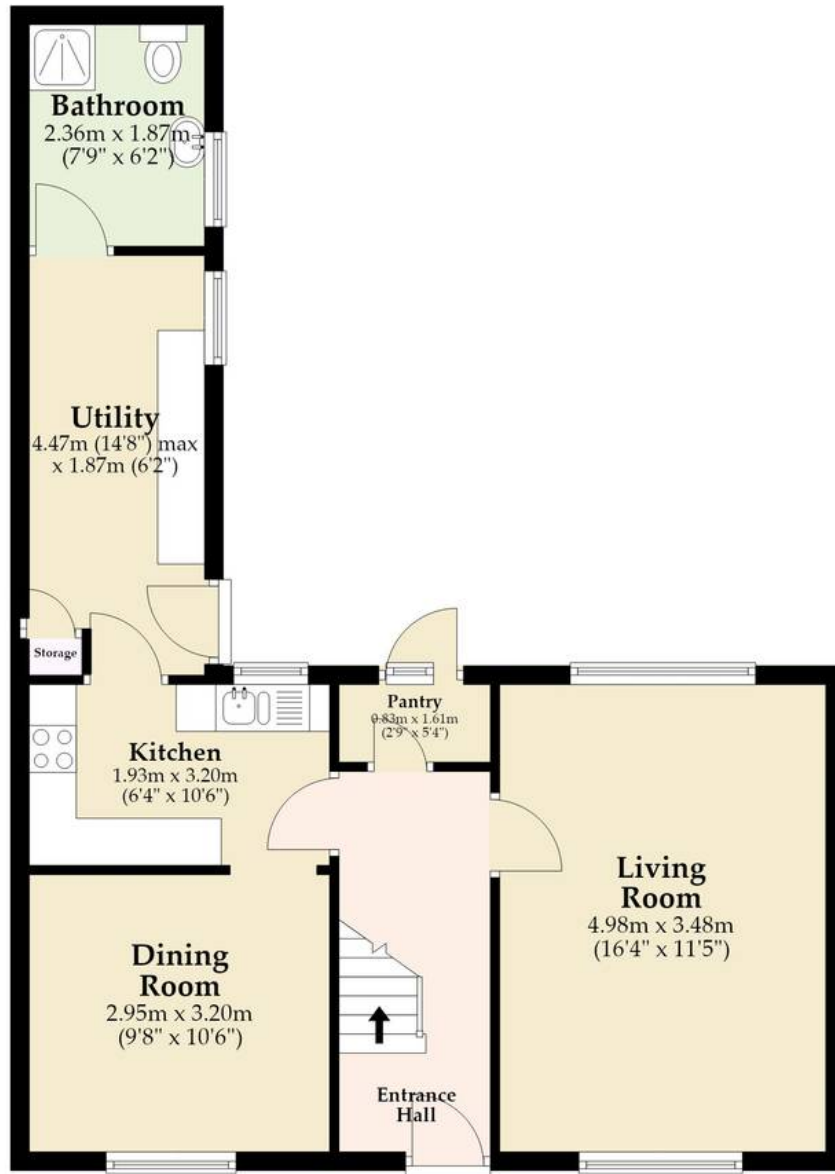
To the front, a paved driveway provides off-road parking and leads to a substantial garage/workshop, offering excellent storage, workspace or hobby potential.



M&B

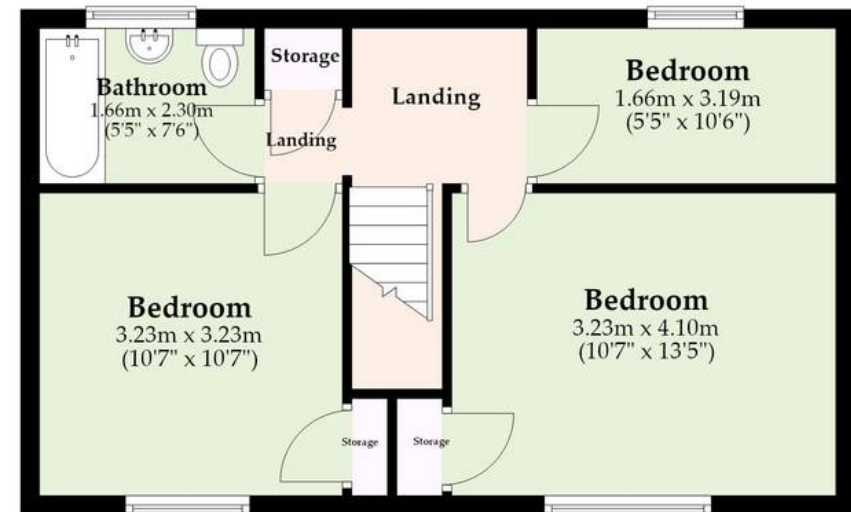
Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 97.7 sq. metres (1051.4 sq. feet)

M&B

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 *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

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



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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

T: 01603 210378

E: enquiries@norfolk-mortgages.co.uk

W: www.norfolk-mortgages.co.uk