



4 High Road, Roydon

Minors & Brady

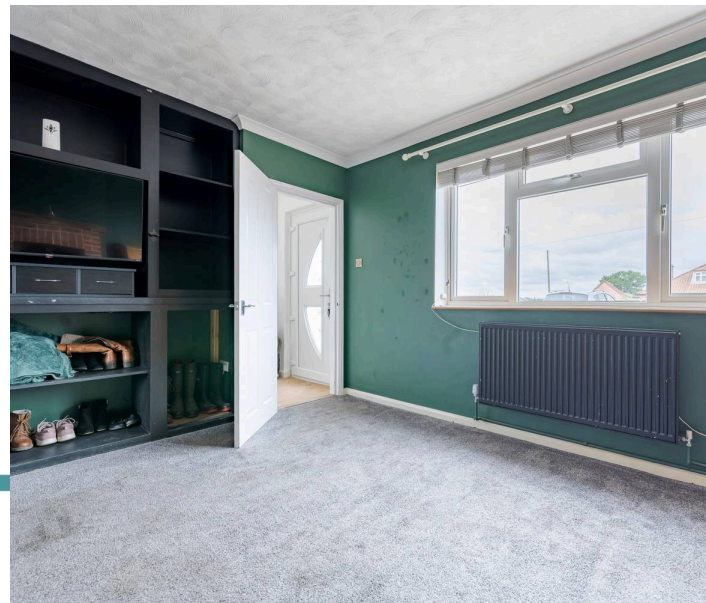


4 High Road

Roydon, Diss

Offered for sale with no onward chain, this well-proportioned three-bedroom home presents an excellent opportunity for buyers looking for a property they can update and make their own. The accommodation is arranged across two floors and offers a practical layout with generous living space, three good-sized bedrooms, useful ground floor facilities and excellent off-road parking.

With its convenient position within walking distance of Roydon town centre and close to a range of local amenities, the property is well suited to first-time buyers, families and those looking for a home with scope to add their own style and value.

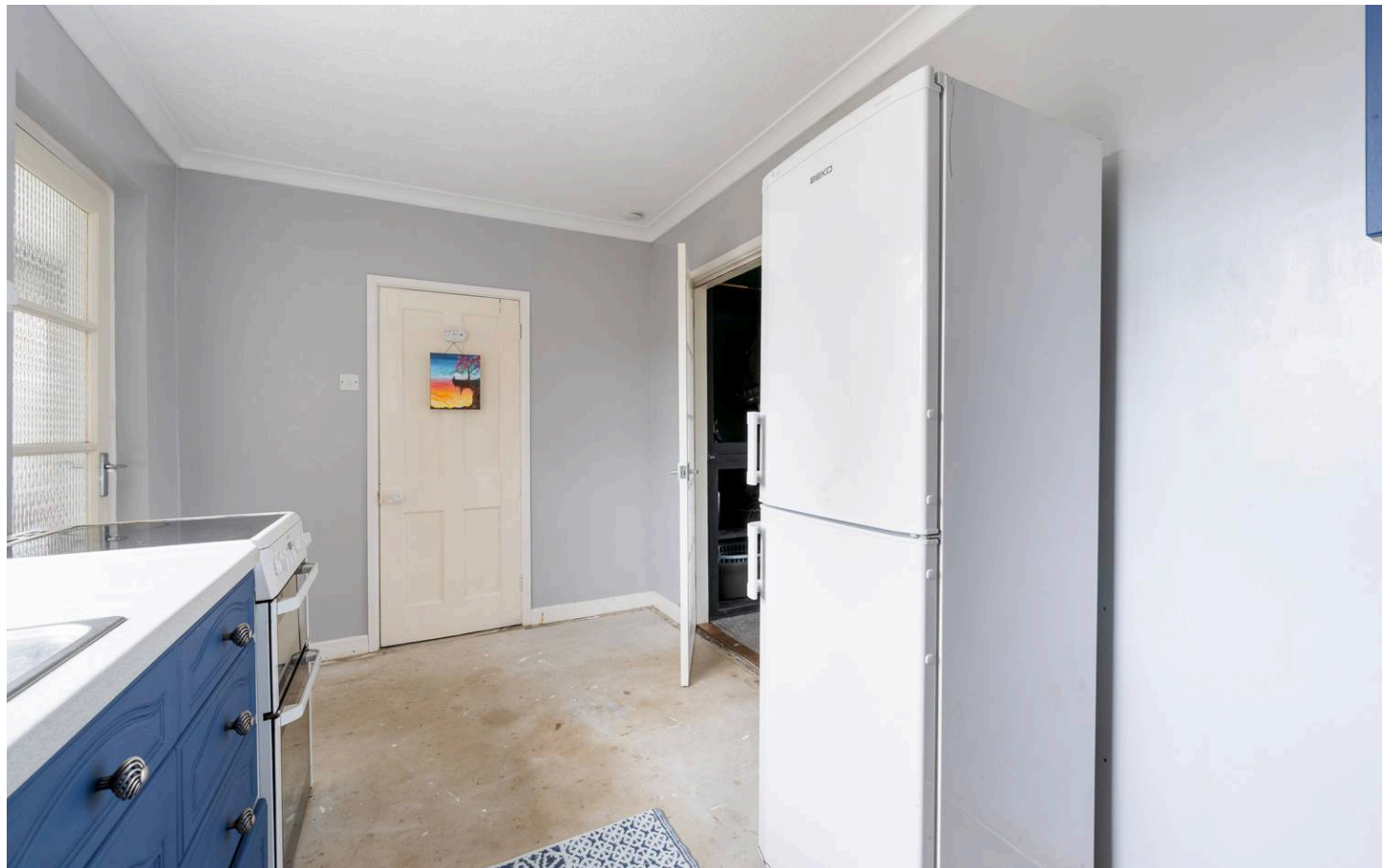


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4 High Road

Roydon, Diss

- Offered for sale with no onward chain, providing a straightforward opportunity for buyers looking to move without an existing property chain
- Three bedroom home offering well proportioned accommodation across two floors, providing a practical layout with plenty of scope for the new owner to make their own
- Spacious sitting room positioned at the front of the property, providing a comfortable main reception space with a window overlooking the front
- Well proportioned kitchen to the rear, fitted with a range of wall and base units, freestanding cooker, space for a washing machine and useful pantry cupboard
- Three good sized bedrooms arranged across the first floor, with two benefiting from fitted wardrobes
- Ground floor bathroom and separate cloakroom, providing convenient facilities for both everyday family living and visiting guests
- Attractive rear garden predominantly laid to lawn, complemented by planted borders, a large shed and playhouse, providing useful outdoor space with plenty of potential
- Excellent off road parking to the front of the property, with a generous driveway providing ample space for several vehicles
- Convenient Roydon location within walking distance of the town centre and close to a range of local amenities, making this a well positioned home for those wanting everyday facilities nearby



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4 High Road

Roydon, Diss

Location

Situated in the rural village of Roydon, on the outskirts of Diss, High Road enjoys a peaceful setting surrounded by open countryside while remaining conveniently placed for local amenities. Roydon has a strong village community and is home to the popular White Hart pub, while nearby Diss provides a wider range of supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities, and everyday services. The A1066 provides good road connections to Diss and the surrounding villages, with Diss railway station also within easy reach, offering regular services towards Norwich, Ipswich and London Liverpool Street.

The surrounding countryside provides plenty of opportunities for walking and enjoying the rural setting, with the market town amenities of Diss close enough for everyday convenience.

High Road, Roydon

The property is approached via a generous driveway which provides ample off road parking, with side gates leading through to the timber garage and rear garden. Upon entering, the hallway provides access to the principal ground floor accommodation and stairs rise to the first floor.



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Roydon, Diss

The spacious sitting room is positioned at the front of the property and provides a comfortable main reception room, with a window overlooking the front. To the rear, the kitchen is fitted with a range of wall and base units, work surfaces and a sink, with space for a freestanding cooker and washing machine. A useful pantry cupboard provides additional storage, while the rear hall gives access to the side of the property and the ground floor cloakroom and bathroom.

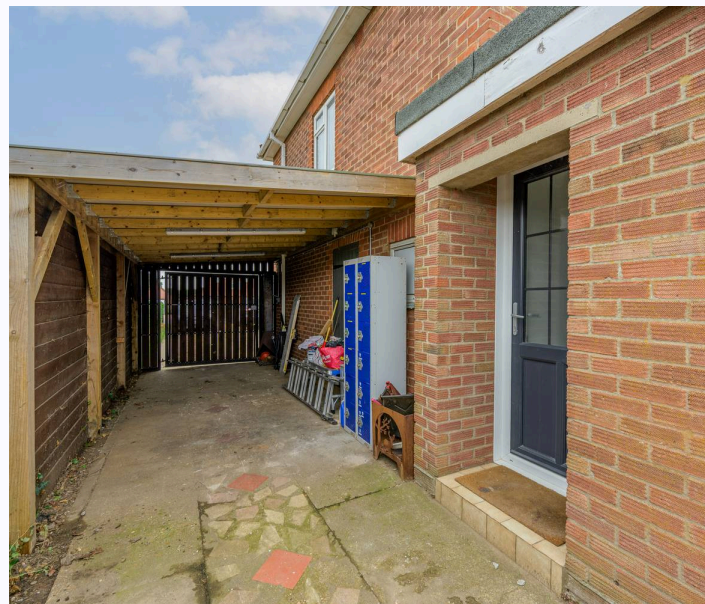
Upstairs, there are three well proportioned bedrooms, with the first bedroom benefiting from a fitted wardrobe and additional cupboard space, while the second also features a fitted wardrobe. The third bedroom overlooks the rear garden and offers further flexibility for family members, guests or home working.

Outside, the rear garden is predominantly laid to lawn with a planted border, creating a useful outdoor space with plenty of potential for the new owner to personalise. A large shed and playhouse provide additional storage and useful garden facilities, while the generous driveway and timber garage offer excellent parking and storage options to the front and side.

Agents Notes

Freehold, connected to all main services.

Council tax band - B



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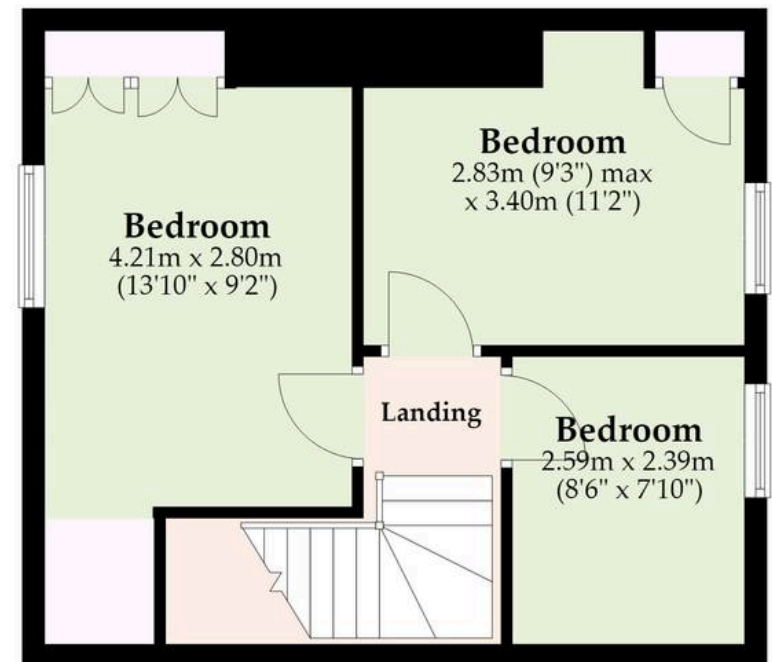
Ground Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



Total area: approx. 78.5 sq. metres (845.0 sq. feet)

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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.

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Branch Manager



Meet *Theo*
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