



19 Church Close, Roydon

Minors & Brady



19 Church Close

Roydon, Diss

Spacious family living tucked away in a peaceful position. This well-proportioned three-bedroom home enjoys a quiet setting along a pedestrianised walkway, offering a wonderful sense of privacy while remaining close to everyday amenities. Inside, the property features a generous dual-aspect reception room, a practical kitchen with adjoining breakfast area and flexible accommodation ideally suited to modern family life. Outside, a private rear garden leads directly to a garage, providing valuable storage and parking. An excellent opportunity for first-time buyers, families or investors seeking space, convenience and future potential.

- Peacefully positioned along a pedestrianised walkway, offering a greater sense of privacy and a quieter residential setting
- Well-proportioned three-bedroom home arranged across two spacious floors
- Generous dual-aspect reception room filled with natural light and providing space for both living and dining arrangements
- Separate kitchen complemented by an adjoining breakfast area, creating a practical and sociable family hub
- Three versatile bedrooms, including two comfortable doubles and a flexible third bedroom
- Family bathroom serving all first-floor accommodation
- Direct access from the garden to a garage, providing valuable storage or secure parking
- Ideal opportunity for first-time buyers, growing families or buy-to-let investors
- Conveniently located within easy reach of Roydon's village amenities, Diss town centre and the mainline railway station with direct services to Norwich and London Liverpool Street



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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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Roydon, Diss

Church Close, Roydon

Occupying a peaceful setting away from passing traffic, this three-bedroom home enjoys a pleasant position along a pedestrianised walkway, offering a wonderful balance of privacy and convenience. With well-proportioned accommodation arranged across two floors, generous living space and the added benefit of a garage, the property presents an excellent opportunity for first-time buyers, growing families or investors alike.

Upon entering, a welcoming entrance hall provides access to the principal reception space and the first-floor accommodation. The main living area is notably spacious and enjoys an abundance of natural light from both the front and rear aspects, creating a bright and inviting environment well suited to everyday living and entertaining. With direct access to the rear garden, this versatile room offers ample space for both seating and dining arrangements.

To the rear of the property, the kitchen is fitted with a range of storage units and work surfaces, providing a practical space for meal preparation. Adjacent to the kitchen is a breakfast area, creating an excellent family-focused layout and offering additional flexibility for dining, home working or everyday use. Together, these areas form a sociable hub within the home.



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The first floor comprises three bedrooms, each offering comfortable accommodation. The principal and second bedrooms are both well-proportioned doubles, while the third bedroom provides a versatile space that could be utilised as a nursery, home office, dressing room or single bedroom. A family bathroom serves all three bedrooms and completes the internal accommodation.

Outside, the rear garden has been designed for ease of maintenance and offers a private outdoor environment for relaxing or enjoying time with family and friends. A pathway leads through the garden to the rear garage, providing valuable storage and secure parking options.

Positioned in a quieter residential setting yet remaining within easy reach of local amenities, schools and transport links, this well-presented home offers practical living space both inside and out, making it an attractive choice for a wide range of purchasers.

Agent's Note

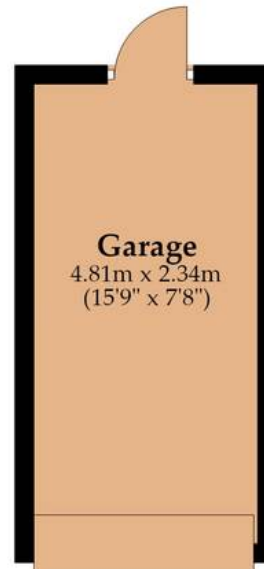
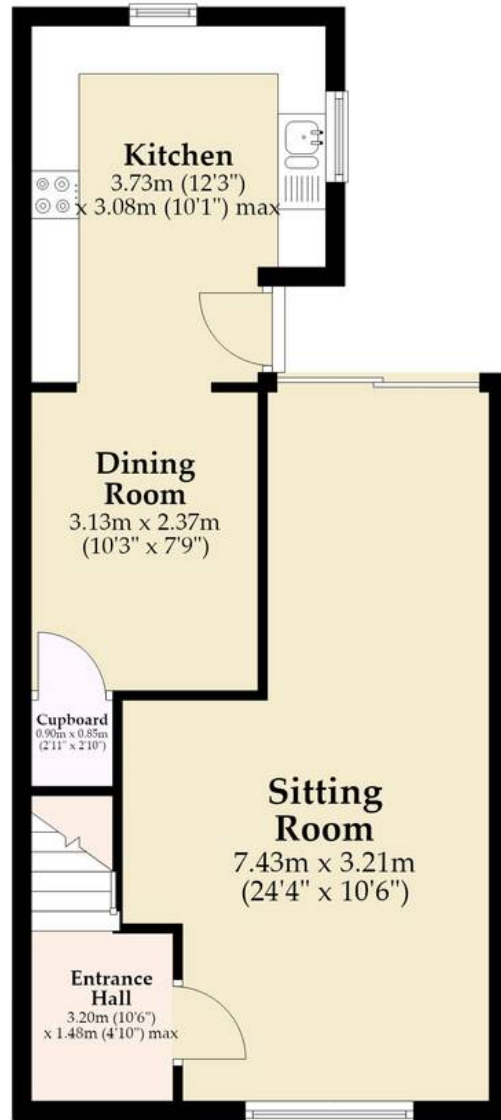
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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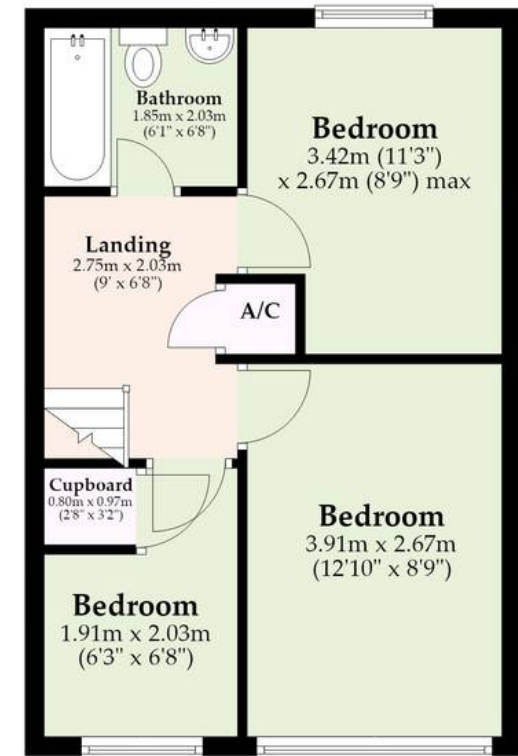
Ground Floor

Approx. 57.8 sq. metres (622.0 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.5 sq. feet)



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Total area: approx. 93.8 sq. metres (1009.5 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.

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diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

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