

Sandstone Way | Roydon | IP22 4EB

Guide Price £180,000

twgaze

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This well-proportioned bungalow offers comfortable and practical living accommodation, including two double bedrooms, a spacious living room, and a kitchen accessed directly from the porch entrance. The layout is complemented by a further inner hallway leading to the bedrooms and bathroom. Externally, the property benefits from a shingled driveway providing access to the garage, an attractively block-paved front garden, and a small rear garden mainly laid to lawn. The property further benefits from recently installed UPVC double-glazed windows throughout.

- Convenient location with easy access to the town centre
- Two double bedrooms
- Bright and functional kitchen
- Spacious living accommodation
- Single garage
- Driveway parking
- Low-maintenance front and rear gardens
- ** NON ONWARD CHAIN**

Location

The parish of Roydon is within a 15 minute walk of the shops. Diss is a bustling market town with weekly markets in the market square and auctions at TW Gaze auction house. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre. There is well regarded schooling in Diss to sixth form level and there are also excellent primary schools in Roydon and nearby Bressingham. The town also offers a wide range of sporting, leisure and social activities, including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies some 25 miles to the north.















The Property
The bungalow offers well-proportioned accommodation comprising a kitchen, living room, bathroom, and two double bedrooms. The kitchen is accessed directly from the porch entrance, which also leads into the main hallway. From here, a further inner hallway provides access to the two double bedrooms and the bathroom. The property further benefits from recently installed UPVC double-glazed windows throughout.

Outside
To the front, there is a shingled driveway providing access to the garage, with the remaining frontage attractively block paved and complemented by established shrubs. To the rear, the property enjoys a small garden, mainly laid to lawn, offering a pleasant and low-maintenance outdoor space.

Services
Main electricity and drainage are connected to the property . Heating is provided a gas boiler.

How to get there: What3Words ////// hires.encourage.dislikes

Viewing: Strictly by appointment with TW Gaze.

Freehold

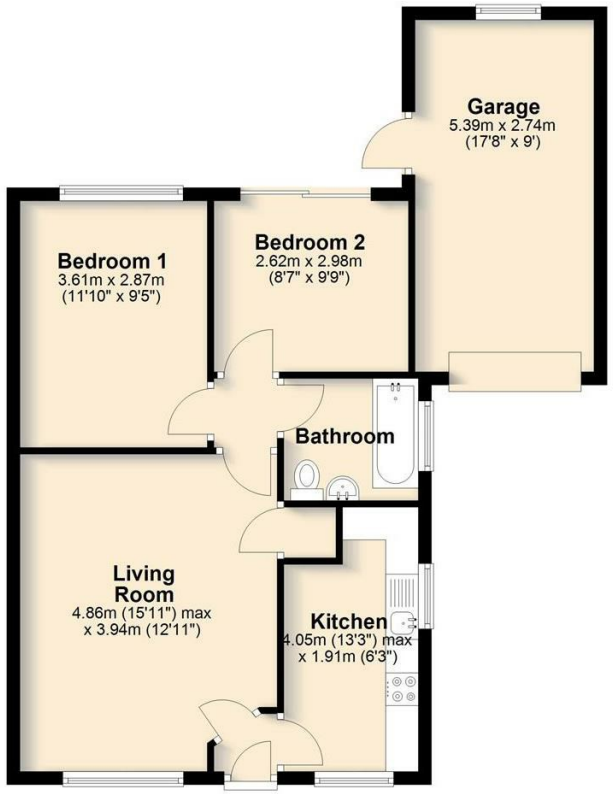
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20077

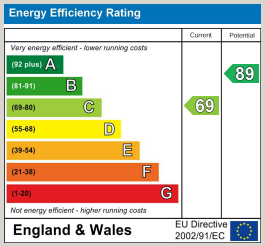


Ground Floor

Approx. 67.1 sq. metres (722.5 sq. feet)



Total area: approx. 67.1 sq. metres (722.5 sq. feet)



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