



Hose Avenue, Roydon, Diss, IP22 5RN

A deceptively spacious four bedroom house, (approx 1000 sq ft), occupying a large plot and benefiting from extensive off-road parking, single garage and two reception rooms.

- Garage & outbuilding
- Large gardens
- 2 Reception rooms
- Approx 1000 sq ft
- Extensive off-road parking
- Council Tax Band C
- Freehold
- Energy Efficiency Rating C

£265,000



Property Description

Situation

Located upon Hose Avenue being a small no-through close, the property enjoys a lovely position set back from the road and having a leafy green backdrop with fields beyond. Over the years the village of Roydon has proved to have been a popular and sought after location, found just one and a half miles to the west of Diss and still retaining a strong and active local community, having a niche infrastructure with schooling, transport links, garage with convenience store, public house/restaurant and fine church. A more extensive range of amenities and facilities can be found within the market town of Diss, situated on the south Norfolk borders along the beautiful countryside of the Waveney Valley.

Description

The property comprises a four bedroom semi-detached house having been built in the 1970s of traditional brick and block cavity wall construction under a pitched interlocking tiled roof, sealed unit upvc double glazed windows and doors and being heated by a gas fired boiler via radiators, Connected to mains drainage. In latter years the property has been extended at ground floor level creating a most spacious second reception room. Additionally at first floor level there are four bedrooms and family bathroom, in essence with accommodation being in the regions of 1000 sq ft.

Externally

The property is approached via a long tarmac driveway giving extensive off-road parking for a number of vehicles, adjacent to an area of lawn which could be adopted for further off-road parking if required. The single garage is attached to the rear of the property (2.26m x 4.85m with power and light connected, personal door to rear). Beyond the garage is a useful outbuilding measuring 2.32 m x 2.69m. The main gardens lie to the rear of the property and are of a generous size being predominantly laid to lawn and enclosed by concrete posts and panel fencing.

The rooms are as follows:

ENTRANCE HALL: Access via upvc double glazed door to side, access to reception room one, kitchen/diner, wc and stairs rising to first floor level. Tiled flooring.

RECEPTION ROOM ONE: With window to the side aspect, arch connecting through to reception room two. Fireplace to side housing the cast-iron stove upon a tiled hearth. Wood laminate flooring.

RECEPTION ROOM TWO: Found to the rear of the property with access onto the rear gardens via French upvc doors.

KITCHEN/DINER: Windows to the front aspect. A modern kitchen offering a good range of wall and floor cupboard space, wood effect roll top work surfaces, porcelain one and a half bowl sink with drainer and mixer tap, fitted dishwasher,

space for washing machine, five ring gas hob, fitted oven and extractor above. Deep pantry storage cupboard to side.

FIRST FLOOR LEVEL: LANDING:

With access to the four bedrooms, bathroom, built-in airing cupboard to side housing the combination boiler. Loft above with drop-down ladder.

BEDROOM ONE: A generous size principal bedroom with views over the rear gardens.

BEDROOM TWO: Window to the front aspect. Double bedroom with fitted triple storage cupboard to side.

BEDROOM THREE: Window overlooking the rear gardens, a single bedroom.

BEDROOM FOUR: Aspect to front of the property and being a single bedroom.

BATHROOM: A modern three piece suite in white with bath and shower over, low level wc, hand wash basin over vanity unit and heated towel rail.

SERVICES:

Drainage - mains

Heating – gas

Solar panel for hot water top up

EPC Rating - C

Council Tax Band - C

Tenure - freehold

OUR REF: 8267



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

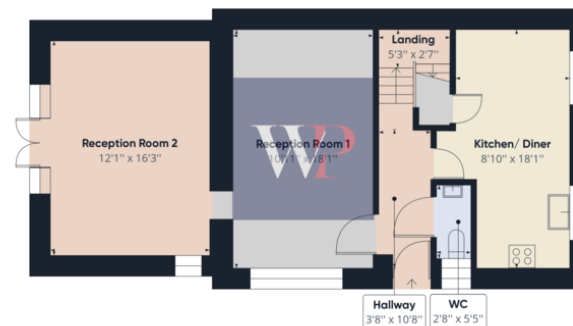
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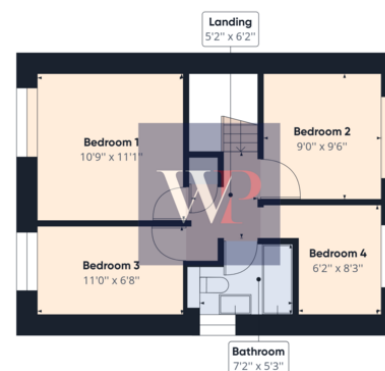
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Floor 0



Floor 1



Approximate total area⁽¹⁾
1082.88 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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