



Snow Street, Roydon, Diss, IP22 5SB

Guide Price £525,000 - £550,000

Individually built by Burgess Homes, this spacious and immaculately presented four bedroom bungalow is of a high specification. Enjoying a corner plot position with well stocked and established gardens being a particular feature. Boasting an EPC rating B and with detached garage and solar panels.

- Individually built & designed
- Well stocked & established gardens
- Solar panels
- Freehold
- Corner plot position
- Detached garage
- Council Tax Band E
- Energy Efficiency Rating B.



Property Description

Situation

Set back from a small country lane, the property enjoys a prominent corner plot position. Over the years Snow Street has proved to have been a sought after location, where seldom does one see properties become available. Lying to the outskirts of the village the property is within a stone's throw of the idyllic rural countryside yet still within close proximity to Diss. The historic market town of Diss is found in the beautiful countryside along the Waveney Valley and offers an extensive and diverse range of day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property was individually built and designed in 2015, commissioned by the current vendors and built by much respected local builders Burgess Homes. The bungalow is of traditional brick and block cavity wall construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, heated by an oil fired central boiler via radiators and connected to mains drainage. As the EPC rating shows the bungalow offers excellent energy efficiency and low running costs further benefitting from having five solar panels with a feed-in tariff generating approx. £200 p.a. Presented in a most excellent decorative order throughout with modern and contemporary fixtures and fittings.

Externally

The gardens are a particular feature having been thoughtfully planted over the years and now well stocked and established offering an abundance of charm and colour throughout the seasons. The property is set back from the road having particularly good frontage enclosed by picket fencing with access to the rear gardens to either aspect of the property, being of a generous size and having a good deal of privacy/seclusion within. There is good off-road parking for a number of vehicles to the rear boundaries approached of Darrow Lane. Beyond is the benefit of a detached garage (measuring 18' 6" x 8' 10" (5.64m x 2.71m) with electric up and over door to front, power/light connected, personnel door and window to rear).

The rooms are as follows:

ENTRANCE HALL: Access via storm porch to front and composite double glazed door, a pleasing and spacious first impression with solid wood four panel internal doors giving access to the kitchen, reception room, bedrooms and bathroom. Double built-in storage cupboard to side. Karndeane herringbone flooring flowing through.

KITCHEN/DINER: Enjoying from having a double aspect and found to the front of the property and flooded by plenty of natural light due to a southerly aspect. The kitchen is of a high specification and well appointed with a good range of integrated appliances with Bosch four ring electric hob with extractor above, fitted oven to side, fridge/freezer and dishwasher. Floating island to side with solid oak work surface and storage units below.

UTILITY: Fitted to the same specification as the kitchen with a good range of wall and floor units, inset stainless steel sink

with drainer and mixer tap, space for white goods. Composite door to side giving external access.

RECEPTION ROOM: A double aspect room found to the rear of the property with French upvc doors giving access to the conservatory and views over the gardens beyond. Karndeane herringbone flooring.

CONSERVATORY: A upvc double glazed conservatory extension upon a brick base, Karndeane herringbone flooring and French doors to side giving access onto the rear gardens.

BEDROOM ONE: A generous size principal bedroom having a double aspect and the luxury of en-suite facilities. Fitted Sharps storage units and dressing table.

EN-SUITE: With frosted window to rear being a modern and matching suite in white with P shaped bath and shower over, low level wc and hand wash basin over vanity unit. Heated towel rail and tiled flooring.

BEDROOM TWO: Enjoying views over the front gardens being a well proportioned second bedroom.

BEDROOM THREE: Overlooking the rear gardens and being a spacious double bedroom. Alcove to side providing good storage space.

BEDROOM FOUR: Currently used as an office and fitted with Sharps units and desk, offering versatile use. Karndeane herringbone flooring.

BATHROOM: A modern and contemporary suite presented in a pristine condition with large walk-in shower cubicle, hand wash basin over vanity unit, low level wc and heated towel rail.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 8303



Viewing Arrangements

Strictly by appointment

Contact Details

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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 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.

