



Copeman Road, Roydon, Diss, IP22 5RH
Guide Price £225,000



A DECEPTIVELY SPACIOUS FOUR BEDROOM BUNGALOW OCCUPYING A SOUGHT AFTER POSITION WITHIN A QUIET RESIDENTIAL AREA AND BENEFITING FROM WESTERLY FACING REAR GARDENS, SINGLE GARAGE AND GOOD OFF-ROAD CAR PARKING SPACE.

Copeman Road, Roydon

Key Features

- Single garage
- Westerly facing rear gardens
- Walking distance to amenities
- Versatile living space
- New gas combination boiler
- Sought after location
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

SITUATION

Favourably located upon a small quiet and friendly road the property enjoys a pleasing position set back off the road and within a short stroll of the surrounding countryside giving many pleasing walks to hand. The village of Roydon over the years has proved to have been a popular and sought after location found just one and a half miles to the west of Diss. The village still retains a strong and active community helped by retaining a good local infrastructure, with schooling, transport links, garage with convenience store, public house/restaurant and fine church. A more extensive range of day to day amenities and facilities can be found within the historic market town of Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

The property comprises of a significantly extended 3/4 bedroom semi-detached bungalow, having been built in the 1970's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. In latter years there has been the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst the property is heated by a new, (one year old) gas fired combination boiler via radiators. Internally the property offers over 800 sq ft of versatile living space.

EXTERNALLY

The property is approached via a tarmac driveway leading up to the bungalow and adjacent single garage, giving extensive off-road parking space for three-four vehicles. The single garage is attached to the neighbouring properties garage measuring 17' 10" x 7' 10" (5.44m x 2.40m) and with up and over door to front and personnel door to rear giving access to the rear gardens, power/light connected). The main gardens lie to the rear and are of a generous size being predominately laid to lawn and enclosed by panel fencing. The gardens take a south westerly aspect enjoying all of the afternoon and evening sun whilst having a good deal of privacy/seclusion within. To the rear boundaries a paved patio area is found creating an excellent space for alfresco dining.



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The rooms are as follows

ENTRANCE HALL: 2' 11" x 9' 1" further stretching to 21'7" x 3'5" (0.91m x 2.79m further stretching to 6.60m x 1.06m) With upvc double glazed frosted door to side, access to the kitchen, reception room, bedrooms, bathroom and wc. Access to loft space above. Two built-in storage cupboards to side.

KITCHEN: 8' 7" x 8' 8" (2.64m x 2.65m) Found to the front aspect of the property and with further upvc double glazed frosted door giving external access to the side. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap, (built-in water softener below work surface). Secondary door giving access through to the inner hall.

RECEPTION ROOM: 17'6" narrowing to 11'7" x 11'1" narrowing to 8'3" (5.35m narrowing to 3.55m x 3.38m narrowing to 2.52m) An L shaped room flooded by plenty of natural light via a large picture window to front. Serving well as a lounge and dining room area given the size.

BEDROOM ONE: 10' 9" x 10' 4" (3.29m x 3.15m) Two Velux windows above allowing plenty of natural light through. A large master bedroom with triple storage cupboard to side.

BEDROOM TWO/RECEPTION ROOM TWO: 7' 0" x 11' 3" (2.14m x 3.45m) Found to the rear of the property enjoying views onto the rear gardens currently used as a second bedroom being a good double bedroom however would serve well as a second reception room if not required as a bedroom.

BEDROOM THREE: 7' 0" x 7' 10" (2.14m x 2.41m) A large single bedroom found towards the rear of the property and with Velux window above.

BEDROOM FOUR: 13' 8" x 5' 6" (4.18m x 1.70m) Found towards the rear of the property and having views down towards the rear gardens. A spacious single bedroom however lends itself for a number of different uses such as an office.

BATHROOM: 4' 10" x 5' 4" (1.48m x 1.64m) With frosted window to the side and comprising of a panelled bath with shower over, part tiled walls and wash hand basin.

WC: 2' 11" x 5' 7" (0.91m x 1.72m) With frosted window to side comprising of a low level wc running adjacent to the family bathroom and perhaps the dividing wall could be taken out to open into a larger space.

OUR REF: 7162



