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Manor Road, Roydon
Norfolk

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ESTATE AGENTS



Manor Lodge, Roydon

A spacious 4 bedroom detached bungalow situated in this popular and convenient location in Roydon, only 0.9 miles away from Diss town centre. The property provides well proportioned family living accommodation including two reception rooms, kitchen, four bedrooms, double garage, separate workshop, and well established field views to the front.

Accommodation comprises briefly:-

- Detached bungalow
- Entrance hallway
- Utility room
- Family Shower room
- Four bedrooms
- Ensuite
- Convenient for Town Centre
- Conservatory
- Driveway Parking
- Double Garage
- Garden and patio



The Property

The front door takes you into the light and airy entrance hall which leads into the sitting room. The well proportioned sitting room is a lovely bright room with a feature fireplace with inset electric fire, windows to the sides and views overlooking the beautiful green and pond. This leads through to the dining room, kitchen/ breakfast room and conservatory. The spacious kitchen has ample worktop surfaces with inset stainless steel sink unit, an integrated dishwasher, matching cupboards with drawers under and wall units above. A recess provides space for the range style cooker having extractor and light over and windows overlook the garden. The kitchen leads into the dining room with lovely exposed beams which add character and charm. From the dining room doors lead to the generous conservatory which is south-west facing and provides access to the garden, patio area and has the added benefit of ceiling and wall mounted fan units. The hallway provides access to the four double bedrooms with a newly fitted white ensuite to the master which has been fitted to an excellent standard to include a shower area with modern glass screen, low level W/C and washbasin, this has been complemented with attractive wall tiles. The main shower room has also been newly fitted to match the ensuite.





Outside

The property is situated in Roydon with ample driveway parking which extends to a garage and workshops behind both fitted with lights and electric. A gate and decorative brickwork take you to the rear of the property where there is a large patio area which leads to a main laid to lawn with some flower borders around.

Location

Manor Road is located approx just under 0.9 miles from Diss Town centre where you will find an excellent selection of facilities, amenities and services. The town has well regarded schools, excellent leisure facilities and plenty of restaurants, cafes, bars and public houses. There is a mainline rail station providing direct services to Norwich and London Liverpool Street, (a journey to London scheduled to take around 90 minutes).

Fixtures & Fittings:

All fixtures and fittings including curtains are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services:

Gas central heating and hot water.

Mains drainage, water, gas and electricity.

EPC Rating: TBC

Local Authority:

Mid Suffolk District Council

Tax Band: E

Postcode: IP22 5QS

Tenure:

Vacant possession of the freehold will be given upon completion.

Agents' Note:

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £435,000

GROUND FLOOR
1784 sq. ft. (165.7 sq. m.) approx.



TOTAL FLOOR AREA: 1784 sq. ft. (165.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, 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, fixtures and appliances shown here are not intended and no guarantee is given as to their availability or condition at the time of sale.

To arrange a viewing, please call 01379 644822

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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