



**Boundary Way, Roydon, Diss, IP22 5BA**  
**Guide Price £259,995**



BOASTING A MOST PLEASING POSITION UPON A SMALL CLOSE, THIS 4 YEAR OLD THREE BEDROOM DETACHED HOUSE BENEFITS FROM GOOD OFF-ROAD PARKING, SINGLE GARAGE, SOLAR PANNELLING AND RESIDUE OF THE TEN YEAR NHBC CERTIFICATE. VENDOR FOUND ONWARDS.

# Boundary Way, Roydon, Diss

## Key Features

- Single garage
- Solar panels
- En-suite to master bedroom
- Residue of 10 year NHBC
- Landscaped gardens
- Vendor found onwards
- Council Tax Band C
- Freehold
- Energy Efficiency Rating A

## Situation

Known as the Greenacres development and found towards the west of Diss, the property is still within walking distance of the town centre and Roydon School. The development was originally built by respected developers Messrs Persimmon Homes with most of the houses having been built within the last 4 years. There is a most pleasing feel to the development by way of having a large open green public space, whilst comprising of a mixture of different types of attractive and modern houses/bungalows. The historic market town of Diss is found on the south Norfolk borders and within the beautiful countryside surrounding the Waveney Valley. The town offers an extensive and diverse range of many day to day amenities and facilities and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

## Description

The property, (originally known as "The Ripon") comprises of a three bedroom detached house built of thermally efficient construction, utilising brick and block cavity wall construction, with stud partitions and dry lined internal walls. As one would expect to find in a property of this age/nature there is the benefit of sealed unit upvc double glazed windows and doors, whilst being heated by an energy efficient heating system, (being a gas fired combination boiler via radiators, there is also the addition of solar panelling having a feed-in tariff, giving reduced rates and quarterly payment charges). Throughout the property is presented in a most excellent decorative order having been well maintained by the current vendors.

## Externally

The property enjoys a lovely situation being found upon a small close of just a handful of similar active properties, with no passing traffic to the front. A shingle driveway leads up to the house and detached garage to the side, (being of brick construction with a pitched roof, up and over door to front and power/light connected, personal door to side). The close itself is private and collectively owned by the properties consisting, meaning there is shared responsibility for the upkeep of the close. The main gardens lie to rear and are generous size, having been landscaped and predominately laid to lawn.



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## The rooms are as follows:

**ENTRANCE HALL:** 15' 1" x 6' 2" (4.62m x 1.90m) Accessed via a composite double glazed frosted door to front. Ceramic tiled flooring, stairs rising to first floor level with deep under stairs storage cupboard. Further access to reception room, kitchen/diner and cloakroom/wc.

**CLOAKROOM/WC:** 2' 11" x 6' 2" (0.91m x 1.90m) With frosted window to the rear aspect and with ceramic tiled flooring flowing through from the entrance hall. A matching suite in white with low level wc and wash hand basin with tiled splashbacks.

**RECEPTION ROOM:** 18' 5" x 10' 0" (5.63m x 3.05m) A bright and spacious double aspect room with views to the front and rear of the property, upvc double glazed French doors opening onto the rear gardens/to a westerly aspect.

**KITCHEN/DINER:** 18' 5" x 9' 0" (5.63m x 2.75m) Also being a double aspect room with views to the front and rear of the property and further with upvc double glazed French doors opening onto the rear gardens. Ceramic tiled flooring. The kitchen area was upgraded at the time of purchase and comprises of a marble effect roll top work surface with integrated four ring gas hob with extractor above and double oven below. Inset one and a half bowl stainless steel sink with drainer and mixer tap above. Space and plumbing to side for automatic washing machine and dishwasher etc.

## FIRST FLOOR LEVEL:

**LANDING:** 11' 10" x 6' 4" (3.63m x 1.94m) (maximum measurements including stairs rising from ground floor level). Window to rear aspect with elevated views towards the fields. Further giving access to the three bedrooms and family bathroom. Built-in airing cupboard to side being shelved. Access to loft space above.

**BEDROOM ONE:** 14' 3" x 10' 2" (4.35m x 3.11m) Found to the rear of the property and also having elevated views over the rear gardens and fields beyond. A particularly large double master bedroom with the luxury of en-suite facilities.

**EN-SUITE:** 3' 11" x 8' 3" (1.20m x 2.53m) With frosted window to the front aspect comprising of an upgraded suite with double tiled shower cubicle with double headed shower, low level wc and wash hand basin. Tiled flooring.

**BEDROOM TWO:** 10' 10" x 9' 0" (3.31m x 2.76m) Found to the front of the property being a generous size double bedroom.

**BEDROOM THREE:** 7' 3" x 9' 0" (2.23m x 2.76m) Found to the rear of the property and enjoying elevated views over the rear gardens and fields beyond.

**BATHROOM:** 6' 3" x 7' 6" (1.92m x 2.30m) With frosted window to the front aspect and comprising of a matching suite in white with panel bath, low level wc and wash hand basin. Tiled flooring.

## OUR REF:



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