

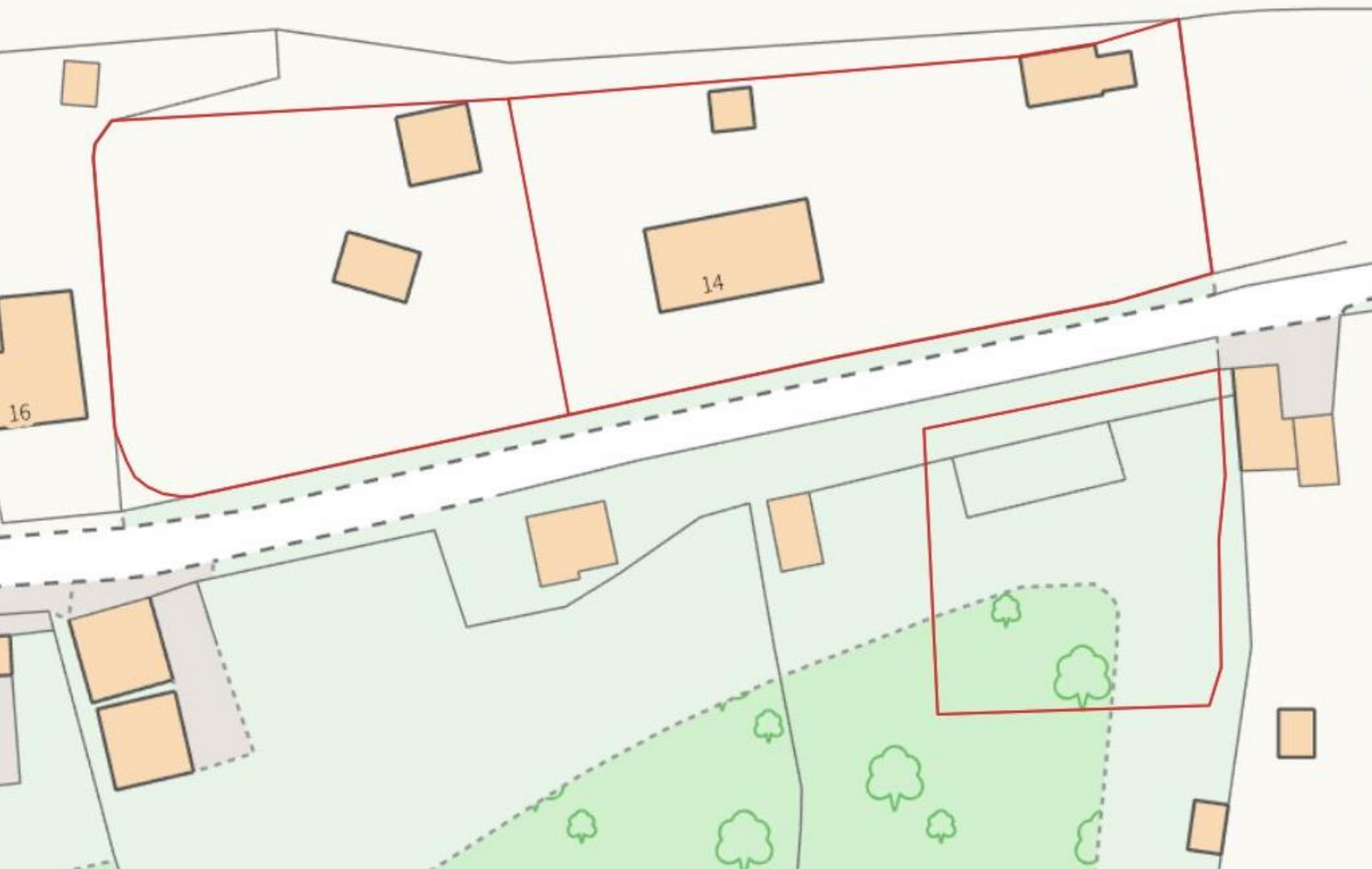


14 Roydon Fen  
Roydon  
Diss  
IP22 5SE

Guide Price £425,000  
NO ONWARD CHAIN







- 3 bedroom detached cottage
- Set in approximately half an acre
- Rural views
- Idyllic location
- Scope for extension

Roydon Fen offers a quiet rural location without being isolated and is just a short drive or brisk walk from the well served town of Diss. The cottage has fields to the rear and overlooks Roydon Fen which is a haven for wildlife. The track serves just the properties along it and number 14 is towards the end of the track and so has very little disturbance. Diss is a well thought of market town which has a wide range of shopping, social and leisure facilities, schooling to sixth form level and for the commuter there is a mainline rail service to London Liverpool Street. The cottage is well placed for access to the wider world with good road links to Norwich and Ipswich both around 25 miles away and Bury St Edmunds is only 18 miles or so. This is a cottage which combines a rural lifestyle with easy access to facilities.







### Property

This 3 bedroom detached house located in the picturesque area of Roydon Fen. The property consists of an entrance hall that leads to the kitchen, downstairs bathroom and one of the bedrooms. The kitchen is fitted with an integrated oven and has space for a small dining table. The living room is found through the kitchen, it is a light and bright room with a wood burner. Upstairs you will find a further two bedrooms, one with en-suite bathroom and built in wardrobes.

### Outside

The property is located on a slope with garden areas to the rear and side. The parking is available immediately next to the property and there are two sheds available for use and space for parking. The garden has been laid to lawn thoughtfully planted raised beds and herbaceous borders. Like others on Roydon Fen, this property benefits from a parcel of land on the other side of the road. In total the property sits in approximately half an acre.

### Directions

From the Diss office turn left towards Denmark Hill, at the staged crossroads turn left and follow that road until you come to the round about. Turn right at the round about onto the 1066 heading towards Roydon, take the first left once you have left Diss onto Tottington Lane, follow this lane until it forks to the right. Turn right and follow the lane until you reach number 14 Roydon Fen on your right hand side.

### Services

The property is heated using storage heaters with an LPG gas hob and mains water. The drainage is via a septic tank.

**Ref 19450/KH**

**Freehold.**

**Council Tax Band – C**

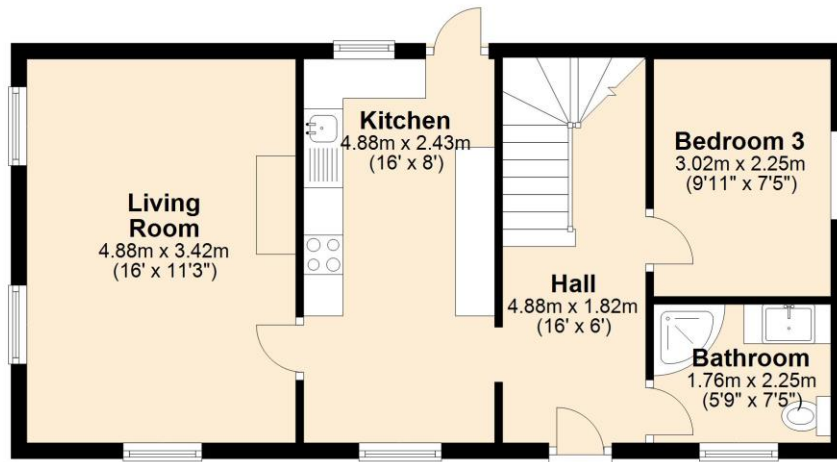
**Important Notice**

TW Gaze for themselves and for their Client give notice that:-  
 1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract.  
 2. Prospective purchasers and lessees ought to seek their own professional advice.  
 3. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.  
 4. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.  
 5. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.  
 6. It should not be assumed that the property has all necessary planning, building regulation or other consents.  
 7. TW Gaze have not tested any service, equipment or facilities.  
 While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

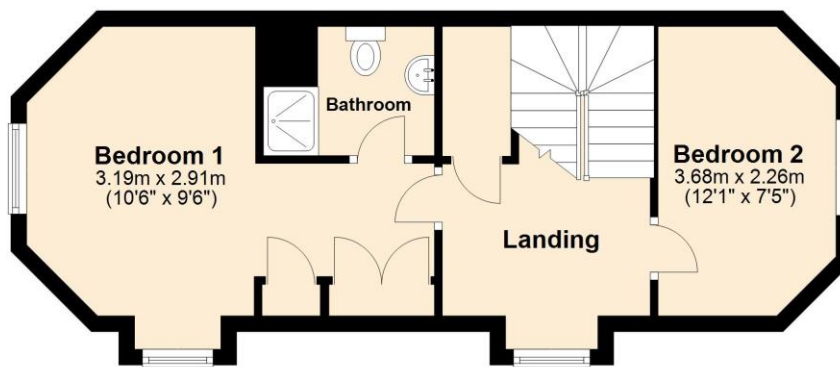
**Ground Floor**

Approx. 49.8 sq. metres (535.9 sq. feet)



**First Floor**

Approx. 37.3 sq. metres (401.5 sq. feet)



Total area: approx. 87.1 sq. metres (937.4 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**  
 This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.