



Ling View  
Old High Road | Diss | IP22 5XJ  
Guide Price £285,000

twgaze



# Ling View

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5XJ

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Architect designed 3 bedroom chalet with integral garage.

- Architecturally striking design
- 3 bedrooms Scope for improvement
- Double garage
- Walking distance to the town
- Open views to the rear

## Full Description

### Location

Located in Roydon, the property has a comforting and peaceful village feel, whilst being only 2 miles from nearby Diss. This South Norfolk border town offers a great range of local businesses, shops, cafes, restaurant, supermarkets, primary and secondary schooling options, as well as useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town. There are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance away.







### Property

This architecturally striking 3-bedroom property offers an incredible opportunity for those with a vision. Though currently in need of substantial renovation, the home presents a chance to restore and transform it into something truly special. Its distinctive design stands out, giving it immediate curb appeal, while the integral garage provides both convenience and practicality. The interior layout offers flexibility for reconfiguration, allowing you to create a space that suits your lifestyle. With three well-proportioned bedrooms, there's ample room for family living, guests, or a home office. The potential to enhance and modernise the house is immense, and with the right touch, you could significantly add value to the property. This is a rare opportunity to acquire a home with character and potential, perfect for buyers looking to take on a project and make it their own. Whether you're an investor or someone with a keen eye for design, this property could be transformed into a modern masterpiece.

### Outside

The property has a shingle driveway which offers parking leading up to the double garage. Steps lead up to the front door and round to the side of the property. The rear garden is mainly laid to lawn with mature trees and offers views out to open fields to the rear.

### How to get there

What3words: [///dandelions.slick.fabricate](https://www.what3words.com/#!/dandelions.slick.fabricate)

### Services

Mains water, electricity, gas and drainage are connected to the property.

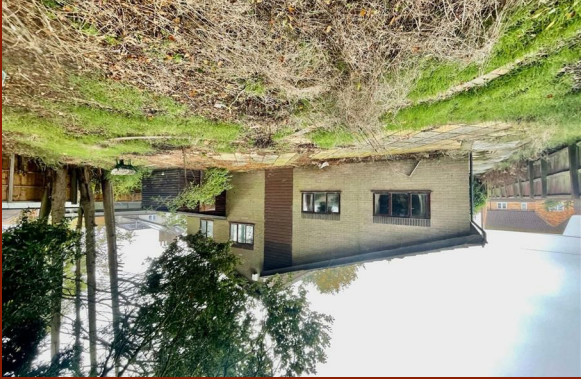
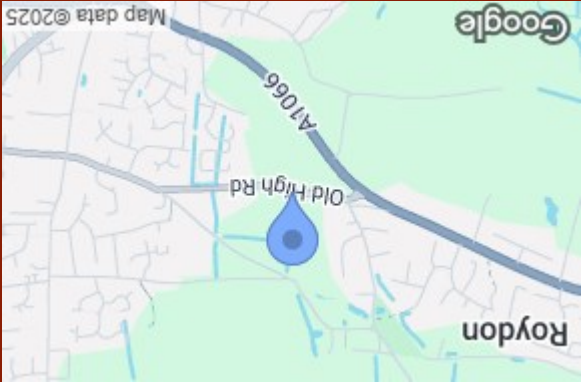
### Viewing

by appointment with TW Gaze

Tenure: Freehold

Ref: 19660/KH

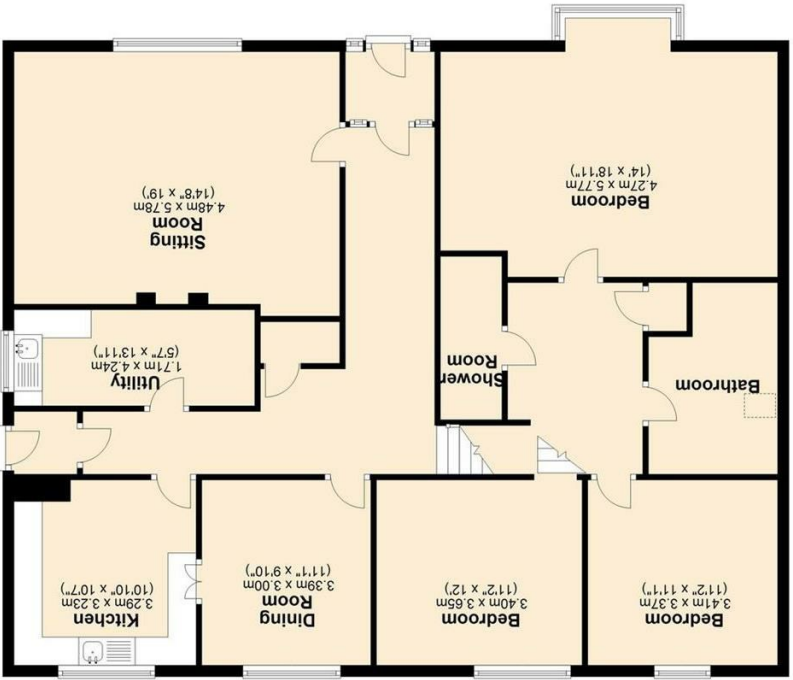




Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Approx. 62.2 sq. metres (669.5 sq. feet)



Approx. 150.1 sq. metres (1615.9 sq. feet)



Total area: approx. 212.3 sq. metres (2285.4 sq. feet)

10 Market Hill  
Diss  
Norfolk  
IP22 4WJ  
01379 641341  
prop@twgaze.co.uk