



Honeysuckle House
3 Farm Close
Roydon
Diss, Norfolk
IP22 4EE

Offers Over £650,000



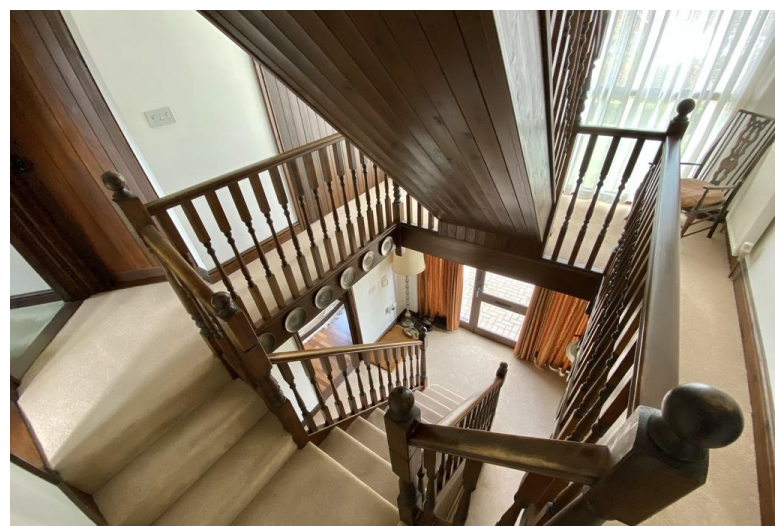


- Set on the edge of town
- Rural views
- Spacious family home over 3 floors
- 2700sqft of flexible accommodation
- Plenty of bedroom and/or home working space
- A great family home

Location

Farm Close backs onto farmland and is set just off the western end of Louies Lane, a residential area close to the centre of town. Diss is a thriving market town on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss rail station lies on the Norwich to London Liverpool Street mainline, a journey to London scheduled to take around 90 minutes. The regional, cultural and business centre of Norwich lies approximately 25 miles to the north.





The Property

This outstanding home offers well proportioned family living space over three floors. The central entrance hallway has doors leading off to the principal rooms and the staircase takes centre stage. The living room is bright being triple aspect, taking in views over the gardens, and features a brick chimneybreast with 'woodburner' style gas fire inset. Double doors open out onto the patio which catches the afternoon sun. The dining room serves equally as a formal or informal dining area with double doors opening into the kitchen and is large enough to accommodate a good sized table and occasional furniture. The kitchen is fitted with a comprehensive range of wood fronted units with granite work surfaces, integrated dishwasher, water softener and inset double butler sink. A gas fired Rangemaster cooking range sits at one end with canopy extractor over. The utility room has space for a washing machine and tumble dryer and beside is the cloakroom.

On the first floor are four double bedrooms, two with en-suite shower rooms, and three have built-in wardrobes. The family bathroom is spacious and has a three piece suite. On the second floor are two attic rooms with Velux windows overlooking the garden and the countryside beyond. One is used as a study and is fitted out creating practical storage. The other attic room currently serves as a craft room and has ample storage cupboards. A store room is also located on this floor.

Outside

The property is approached along a private driveway which serves just four properties. A brick paved parking area provides parking for several cars and leads to the double garage with an electrically operated roller door and has power and lighting connected. A side gate leads into the rear garden which is fully enclosed and has hedging against the field side. A large patio area runs along the back of the property and onto the garden laid to grass. There is a greenhouse and a composting area to the side of the house. Overall the plot extends to 0.19ac

Services

Mains water electricity and drainage are connected. Gas fired boiler providing heating to radiators

Directions

From the Agent's office continue to the top of St Nicholas Street and turn right into Shelfanger Road (B1077). Continue along Shelfanger Road heading towards the edge of the town and turn sharp left into Louies Lane. Turn right into Farm Close and right again and the property will be seen on the left.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – F

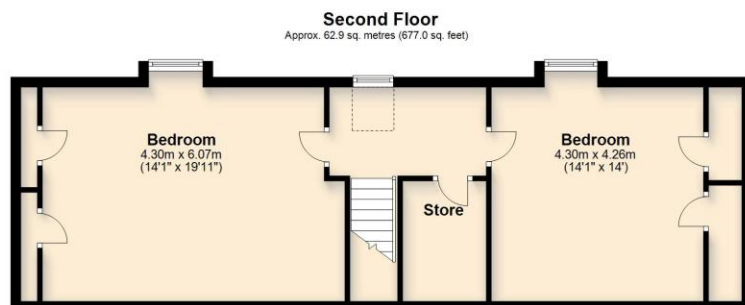
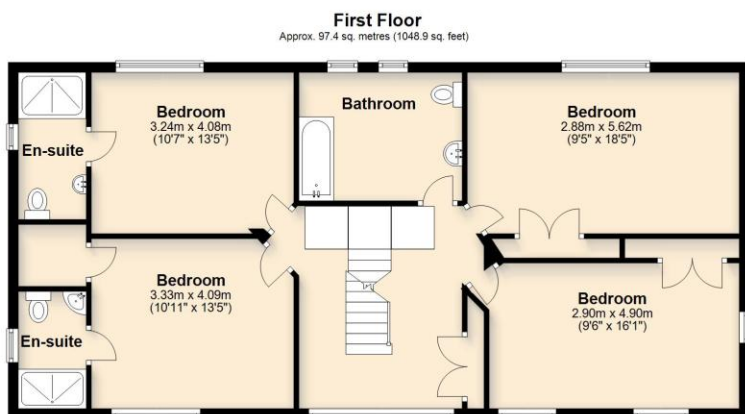
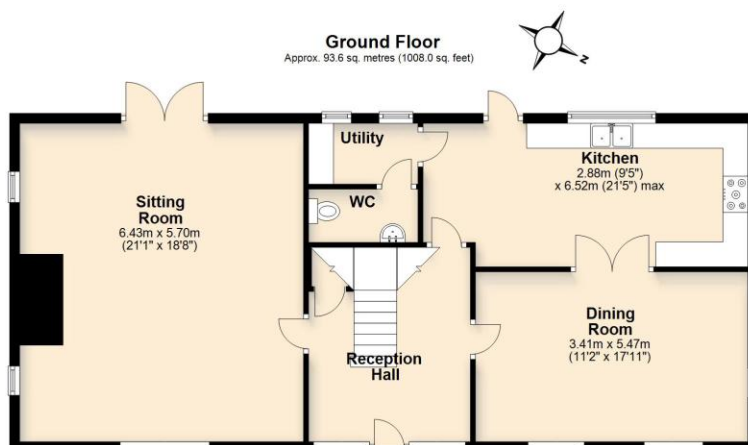
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total area: approx. 254.0 sq. metres (2733.9 sq. feet)

