



11 Roydon Fen
Roydon
Diss
IP22 5SE

Guide Price £325,000





- A period 2 bedroom semi-detached cottage with grounds of just over 0.5 acre STMS
- Tranquil setting on the edge of Roydon Fen which is home to a wide variety of wildlife
- Wonderful dog walks on your doorstep.

This cottage 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. 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.





The Property

The cottage is ideal for a single person or a couple and, being set along a no-through road, enjoys a quiet, rural location on the edge of Roydon Fen, ideal for nature lovers and dog walks.

The cottage itself has been well maintained over the years but would now benefit from a scheme of cosmetic improvement. The windows are upvc leaded light and there is a solar panel which provides the hot water and a Jotul woodburning stove nestles in the fireplace, ready for the cooler nights. The kitchen features a range of hand-built units by local kitchen makers, Beam Ends, and has space for a fridge, washing machine and cooker. Leading off is a small study area with open studwork to the living room. The shower room is located on the ground floor and a staircase from the living area gives access to the first floor landing and two bedrooms, one of which has fitted wardrobes to one wall. Apart from the study, all the rooms take in views over the front or side gardens and are well lit. The living room also has a glazed door opening out onto a grassed area which could be landscaped as a patio area.

Outside

The property is approached from the track via a concrete driveway providing parking for one vehicle to the front of the cottage and there is also hardstanding opposite for three vehicles. The garden to the side has post and rail fencing and incorporates two sheds and the rear boundary is banked and backs onto fields. The larger area of garden lies across the track and includes a single

garage, chicken enclosure and summerhouse. This area is quite delightful, being screened with mature hedging and trees and backs onto Roydon Fen - a wonderful place to sit back and relax. Overall the property is set in 0.117ha (0.28ac).

Services

Mains water and electricity are connected to the property. Solar roof panels provide hot water. Private drainage is via septic tank. Heating is via electric storage heaters and the woodburning stove.

Directions

From Diss head west towards Thetford on the A1066. Before entering the village of Roydon turn left onto Tottington Lane and then take a right on the left hand bend and follow the track along where No. 11 will be found on the right hand side.

Viewing

Strictly by appointment with TW Gaze.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F	36 F	
1-20	G		

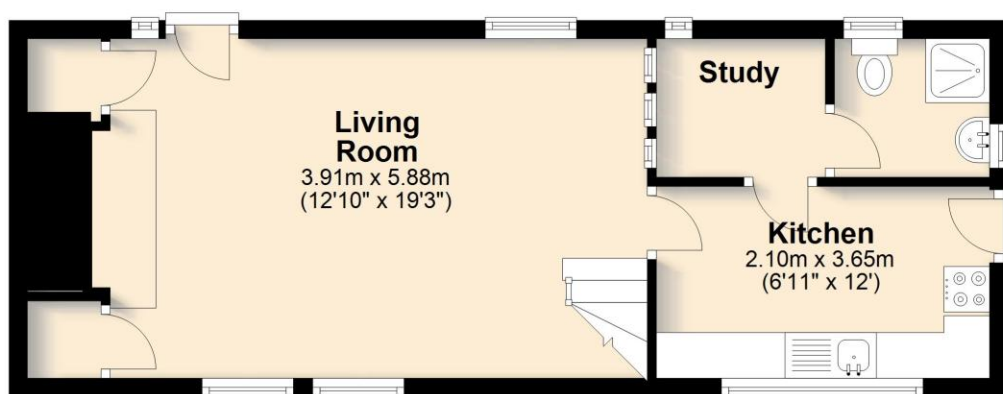
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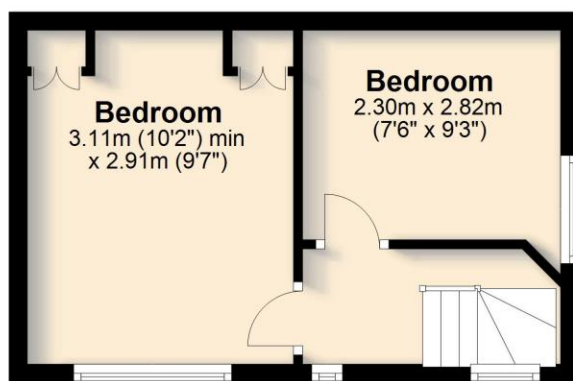
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Ground Floor



First Floor



Total area: approx. 61.6 sq. metres (663.6 sq. feet)

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