



1 Millway Avenue
Roydon, Nr Diss,
IP22 4QL

Guide Price £425,000





- 4 Bedroom detached house
- Updated kitchen and bathroom
- Double garage and off-road parking
- Gas heating
- Walking distance into town

Location

Millway Lane off Louis Lane is just a short walk into town and a 15-minute walk from the railway station. Diss is a well-served bustling market town with its range 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 and Bury St Edmunds and Ipswich are both around 25 miles to the south.





The Property

Built by renowned local company Rackham Builders, the property has been well maintained by the current owner. In the past few years, the house and the double garage has been re-wired, and the bathroom suite - with separate bath and corner shower cubicle, kitchen units and gas fired boiler replaced and energy saving lighting installed. The loft has extra insulation and air vents added to the soffits. The property offers versatile family accommodation and a good sense of space throughout. In total there are four bedrooms, a spacious sitting/dining room, well fitted kitchen with Neff gas hob and Neff electric eye level double oven, a garden room with patio doors onto the well screened front garden, study and downstairs cloakroom.

Outside

Double garage with power and light and off-road parking for 2 cars in front, which can also be accessed from the walled rear garden. Both gardens offer secluded patio areas and are great places to sit or entertain.

Services

Mains water, drainage, electricity and gas are connected. Heating is supplied by the gas boiler via radiators.

How to get there – What3words

Inclines.variety.bandage

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band : D

Ref :2/19390/KH

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. Prospective purchasers and lessees ought to seek their own professional advice. 2. 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. 3. 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. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. 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.



Total area: approx. 106.0 sq. metres (1140.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.