



Ling View
Old High Road
Roydon
Diss,
IP22 5XJ

Guide Price: £285,000
NO ONWARD CHAIN





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

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

Viewing

by appointment with TW Gaze

Tenure: Freehold

Ref: 19660/KH

Important Notice

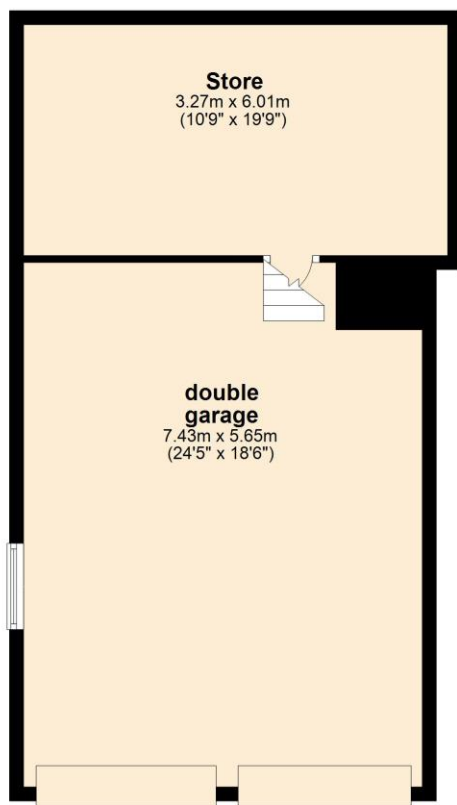
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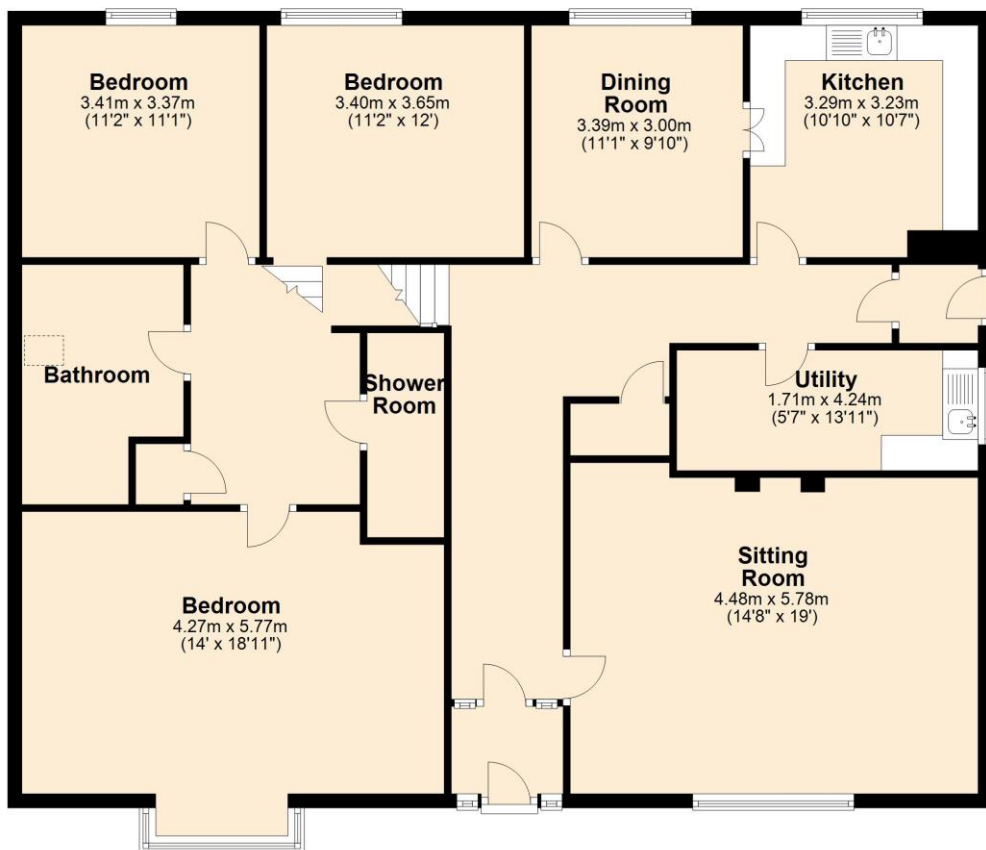
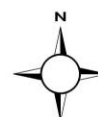
Basement

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



Ground Floor

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



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

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