



# 6 ROYDON FEN

ROYDON, DISS, IP22 5SE



A charming detached home set in a peaceful location, nestled beside the stunning Roydon Fen Nature Reserve.

Tucked away in a peaceful location, this charming detached period home enjoys an idyllic rural setting, with the beautiful Roydon Fen Nature Reserve close by, making it a truly special property that must be seen to be fully appreciated.

You enter the home through a stable-style front door into a cosy and characterful sitting room. This welcoming space features exposed floorboards and a fireplace housing a wood-burning stove, creating a warm heart to the home. From here, two traditional wooden latched doors lead you onwards: one to the staircase rising to the first floor, and the other opening into the spacious kitchen/dining room, which is ideal for both everyday living and entertaining. The kitchen area is fitted with a range of floor and wall-mounted units topped with wooden work surfaces, incorporating a one-and-a-half bowl sink and drainer. There is a four-ring electric hob with oven below, plumbing for a dishwasher, and space for a fridge/freezer. The dining area is centred around an open chimney breast housing an Esse stove, adding further character and charm. Tiled

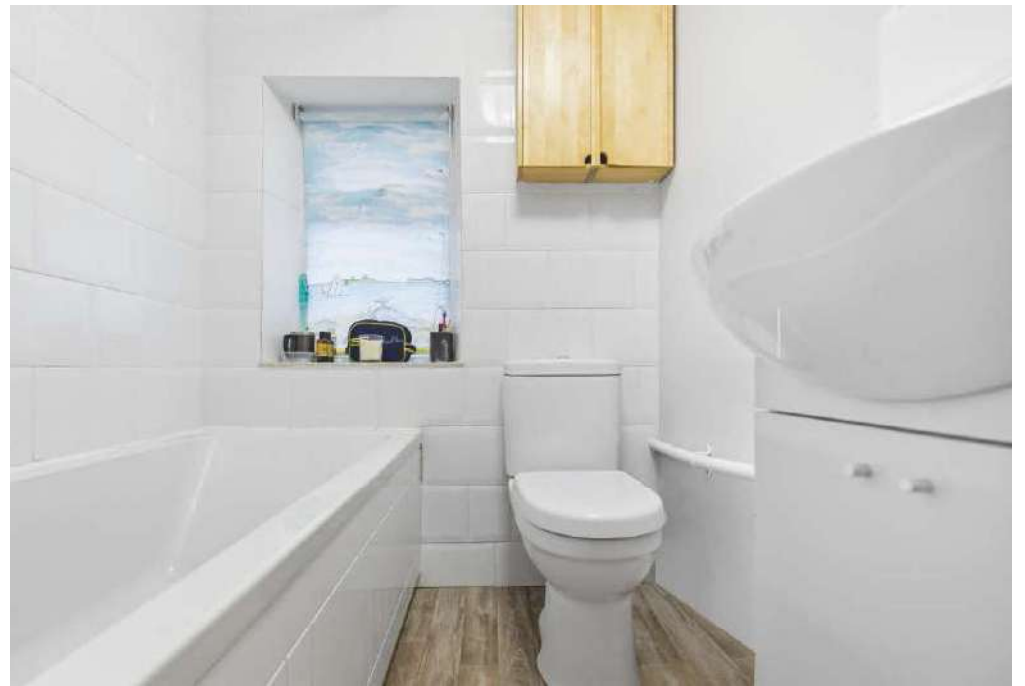
flooring runs throughout the room, and doors lead both outside and into the adjoining utility room. The utility room houses a floor-mounted oil boiler and provides space and plumbing for a washing machine. It also includes a corner sink and a low-level WC, offering practical convenience.

Upstairs, the first floor comprises three bedrooms, with the principal bedroom benefiting from a built-in wardrobe. Completing the accommodation is a three-piece family bathroom fitted with a shower over the bath.

Outside, the property continues to impress. To the front is a generous garden area featuring mature trees, a polytunnel, a timber workshop/garage, and a hardstanding area. The rear garden is accessed via a gravel pathway leading up steps to a further garden area with established beds and borders, along with the oil tank.









## FLOOR PLAN



TOTAL FLOOR AREA: 947 sq. ft. (87.0 sq. m) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements are only approximate. Visitors must verify the space and dimensions and are responsible for any errors or omissions in the information. This plan is for illustrative purposes only and should not be relied upon for any purpose other than that stated. The services, fittings and appliances shown here are not intended and are guaranteed as approximate only and are subject to change without notice.

### LOCATION

Roydon is a well-served village with a Pub, Village Hall and Church. Located on the outskirts of the historic market town of Diss, which has rail links to Norwich and London and offers a wide range of shops, schooling and other facilities.

### SERVICES

Oil fired central heating. Mains electric and water are connected with drainage via a septic tank. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
 Council Tax Band - B

### ENERGY PERFORMANCE

D Rating

### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

### BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,  
 IP22 4JZ

Tel : 01379 642233

Email : [diss@durrants.com](mailto:diss@durrants.com)