



DARROWEEN,

HIGH ROAD ROYDON, DISS, IP22 5RB



Situated on High Road in the sought-after village of Roydon, this exceptional detached chalet bungalow has been thoughtfully extended and comprehensively modernised by the current owner, creating a stylish and highly versatile home finished to an impressive specification throughout.

The ground floor provides two well-proportioned bedrooms, together with a useful utility room and shower room serving the accommodation. A particular highlight is the impressive open-plan kitchen/dining/living space, creating a bright and sociable heart to the home and providing an excellent setting for both everyday family life and entertaining. Bi-folding doors open directly onto the rear garden, creating a seamless connection between the living space and the outdoors. Also on the ground floor is a generous sitting room, which offers excellent flexibility and could equally be utilised as a fourth bedroom if required. This adaptable arrangement provides the option for an additional reception room, home office or further bedroom accommodation, depending on individual requirements.

The first floor is dedicated to the spacious principal bedroom, which benefits from an en-suite shower room and Juliet balcony, providing an attractive outlook and a wonderful sense of light and space. Positioned separately from the remaining bedrooms, it creates a private and peaceful principal

suite.

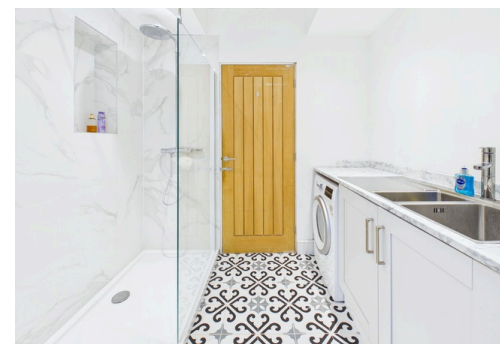
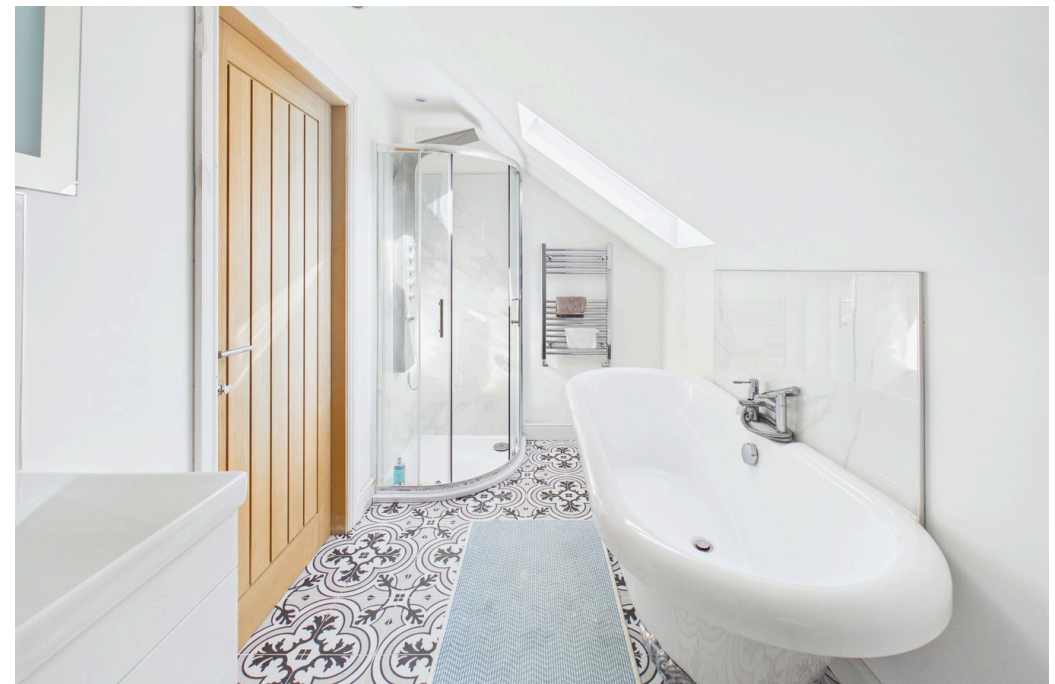
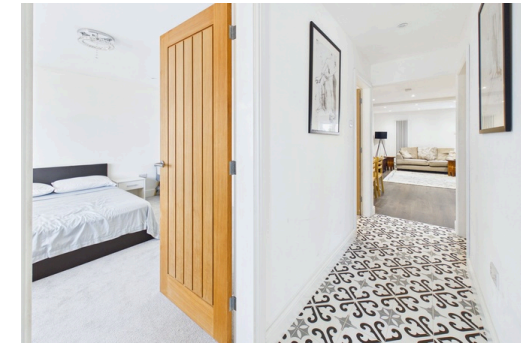
Externally, the property continues to impress, with a good-sized enclosed rear garden providing a private and enjoyable outside space. To the front, there is ample off-road parking together with a single garage, which benefits from power and offers excellent storage or further potential for alternative use.

Having been extensively extended and modernised by the current owner, the property is presented to a notably high specification throughout, combining generous and flexible accommodation with contemporary finishes and a well-considered layout. Overall, this is a superb example of a modern detached chalet bungalow, offering versatility, quality and excellent family living in a desirable village setting.

LOCATION

The location is a particular highlight, with Diss town centre within easy walking distance, offering a good range of shops, cafés, restaurants and everyday amenities. Diss railway station is also conveniently





EXTENSIVELY
RENOVATED





FLOOR PLAN



accessible, providing direct rail connections and making the property an excellent choice for commuters.

SERVICES

Gas fired central heating. Mains electric, water and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band D

ENERGY PERFORMANCE

EPC - C

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 the team directly.

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