

5 Manor Road

Roydon, Diss, IP22 5QU





A spacious three-bedroom semi-detached home set within a generous corner plot offering excellent outdoor space and further potential in the popular market town of Diss.

Three-bedroom semi-detached house occupying a generous corner plot along Manor Road in Diss. Offering a good-sized garden, a brick-built store with excellent versatility and plenty of scope to make the most of the plot, the property presents an appealing opportunity for buyers seeking a home with outdoor space in a convenient town location.

The ground floor comprises a dual-aspect living room, allowing plenty of natural light throughout, with double doors opening directly onto the rear garden. The kitchen/diner also enjoys a dual aspect, providing a practical space for everyday dining and entertaining, while a ground-floor WC adds further convenience.

To the first floor, there are two double bedrooms and a further single bedroom, served by a family bathroom. The accommodation offers a practical layout for families, couples or those requiring an additional room for guests or home working.

Outside, the property occupies a good-sized corner plot, with the garden offering a combination of lawn and patio areas, providing plenty of space for outdoor dining, relaxation and gardening. A couple of fruit trees situated towards the bottom of the garden add further charm, while the brick-built store, complete with an outside WC, offers excellent potential for use as a workshop, potting shed or additional storage, depending on individual requirements.

Location

Situated within easy reach of Diss, a popular historic market town on the Norfolk and Suffolk border, Manor Road is conveniently placed for access to a wide range of local amenities. Diss offers independent shops, supermarkets, cafés, restaurants and leisure facilities, alongside the attractive Mere and surrounding parkland. Diss also benefits from a mainline railway station providing regular services to Norwich and London Liverpool Street, making it a popular choice for commuters and those seeking the convenience of town living.

3	1	1			1.9 Miles	EPC













GENEROUS
CORNER PLOT

Floor Plan

GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SERVICES

Electric storage heaters. Connected to mains water, electricity and drainage. (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 B

ENERGY PERFORMANCE

EPC - E

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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CONTACT US

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