

ARLINGTON  
PARK



31 Appletree Lane

Roydon, Diss, IP22 4TL

Asking Price £225,000



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Situated in the desirable village of Roydon, this immaculately presented two-bedroom semi-detached residence is now available. The property boasts bright, airy interiors and a contemporary conservatory that overlooks the local allotments, providing a scenic and tranquil backdrop. This home represents an excellent opportunity for first-time buyers or those seeking to downsize without compromising on quality or location.

- Two well-proportioned bedrooms on the first floor.
- Bright and versatile rear conservatory.
- Contemporary first-floor bathroom with a corner shower enclosure.
- Landscaped rear garden
- Spacious open-plan reception and dining room.
- Kitchen with a built-in oven and electric hob.
- Attached wide garage and ample paved driveway parking.



### DETAILED DESCRIPTION

Approached via a wide brick-paved driveway, the front entrance opens into a welcoming hall that leads directly into the kitchen. The kitchen is beautifully presented with light grey cabinetry, white tiled splashbacks, and features an integrated Bosch oven with a hob and extractor overhead. The heart of the home is the 4.70m x 3.60m reception room, which provides ample space for both living and dining areas, complete with stylish wood-effect flooring and an open staircase leading to the first floor. Sliding doors from the reception room open into a bright conservatory measuring 2.50m x 2.15m, offering a peaceful additional living space with direct access to the garden.

On the first floor, the landing provides access to two bedrooms, a boiler cupboard, and the family bathroom. The principal bedroom is a generous 3.65m x 3.60m space with ample room for freestanding furniture, while the second bedroom measures 3.70m x 1.80m with views to the front aspect. The bathroom is fully tiled in white and includes a modern curved corner shower enclosure, a toilet, and a vanity unit with an integrated hand basin.

Externally, the property benefits from an attached garage with up-and-over door. The rear garden is fully enclosed by timber fencing and features a paved patio area alongside a well-kept lawn. A standout feature of the outdoor space is the open, uninterrupted view over the local allotments located directly behind the property.

### COMPLIANCE AND KEY INFORMATION

EPC rating: D.

Council tax band: B

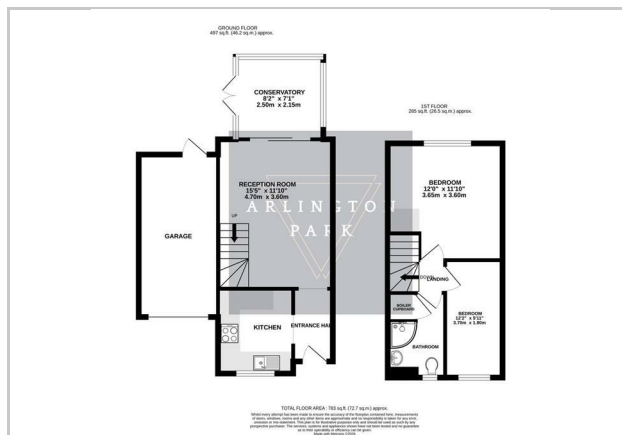
Local authority: South Norfolk Council.

Broadband: Fibre broadband is available in the area, with typical Openreach speeds of approximately 30Mbps.

Material Information: The property is connected to mains water, gas, electricity, and foul drainage. Information is deemed accurate as of the 26th March 2026.

### LOCAL AREA AND FACILITIES

Roydon is a highly regarded village located on the outskirts of Diss. The area boasts an excellent range of local services and amenities, including a convenience store, a petrol filling station, and a popular public house. It is also home to St Remigius Church and the Diss Rugby Club. Families will benefit from the local primary school, which is well-regarded within the community. The nearby market town of Diss offers a wider array of shops, supermarkets, and transport links, including a mainline railway station providing regular services to Norwich and London Liverpool Street.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

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