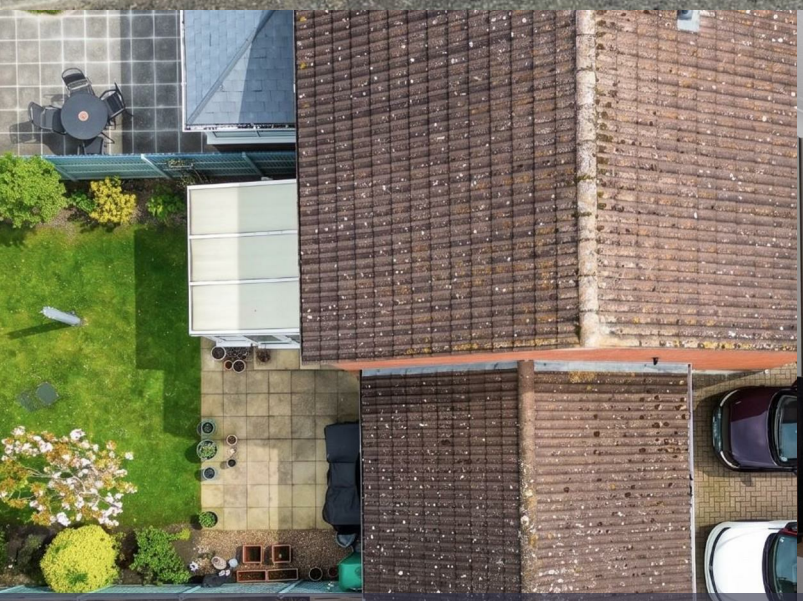
ARLINGTON PARK



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.

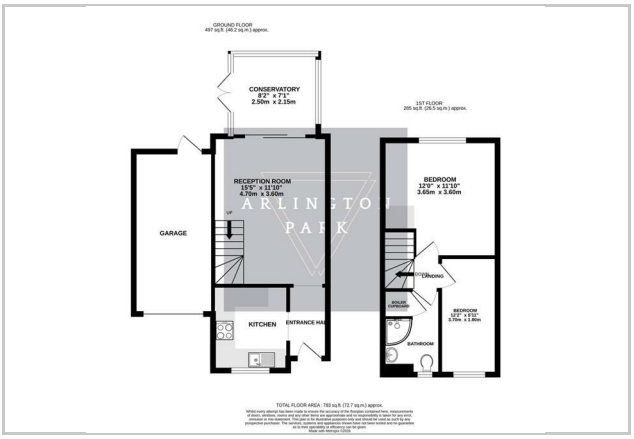
COMPLIANCE AND KEY INFORMATION

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.



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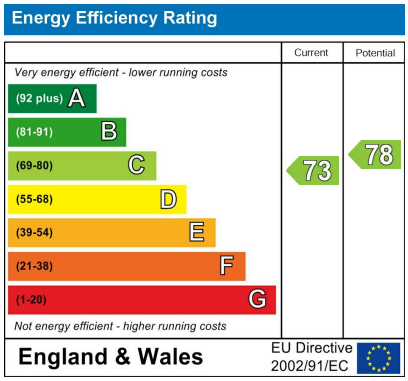

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