



10 Newstead Walk  
Roydon  
IP22 5RY

Guide Price: £299,995  
NO ONWARD CHAIN





- 3-bedroom detached house
- Garage and off-road parking
- Conservatory
- Ensuite to main bedroom
- Walking distance to town centre
- Downstairs cloakroom
- Sitting room and separate dining room
- No onward chain

### Location

The address for Newstead Walk's is Roydon however it is located just on the border of Diss and within walking distance of the town centre and local schools. This South Norfolk town offers a great range of local businesses, shops, cafes, restaurants as well as supermarkets, primary and secondary schooling options, and useful transport links via rail into Norwich and London Liverpool Street. Diss is centred around the picturesque Mere, which is a focal point of the town and there are some great local nature walks too, with the nearby Lopham Fen and stunning Waveney Valley just a short distance away.





## Property

The property has been let for a number of years and although has been well maintained it would probably now benefit for some updating and improvements. Overall it offers good family space, with large sitting room leading into a conservatory, a separate dining room accessed from the hall and the kitchen, which has a built in oven and hob and space for a dishwasher and washing machine, and a downstairs cloakroom. Upstairs are two double bedrooms, with ensuite to the main bedroom, a single bedroom and the family bathroom.

## Outside

A single detached garage is to the front of the property with off road parking in front and a small garden planted with a variety of shrubs. The back garden has a paved patio area , pergola and attractively planted borders.

## Services

Mains water, electricity, gas and drainage are connected. A gas fired boiler provides heating to radiators and domestic hot water.

## How to get there:

What3words: [///myself.condensed.success](https://www.what3words.com/#!/myself.condensed.success)

## Viewing

Strictly by appointment with TW Gaze

**Tenure:** Freehold

**Council Tax Band:** C

**Ref:** 2/19613/CC

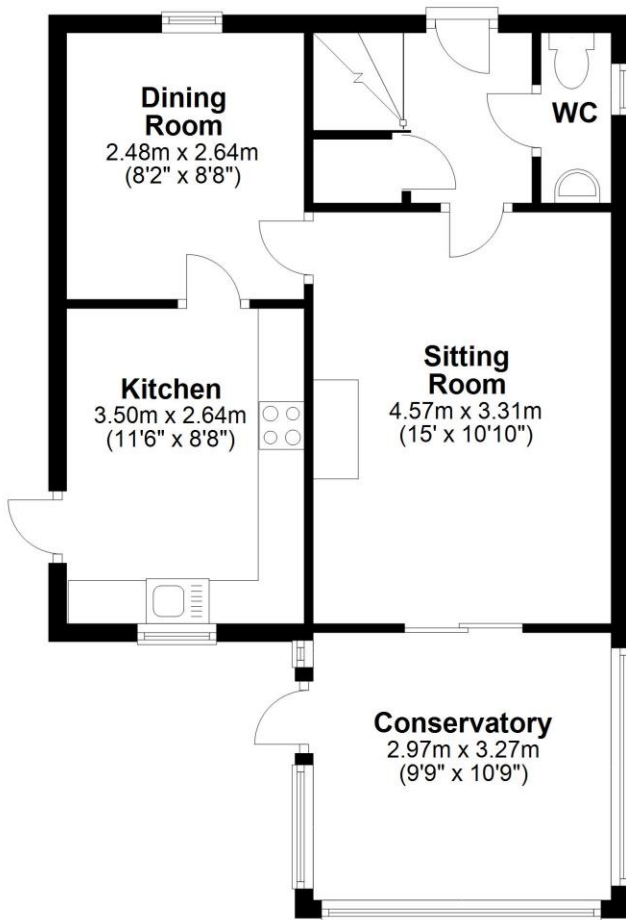
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient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

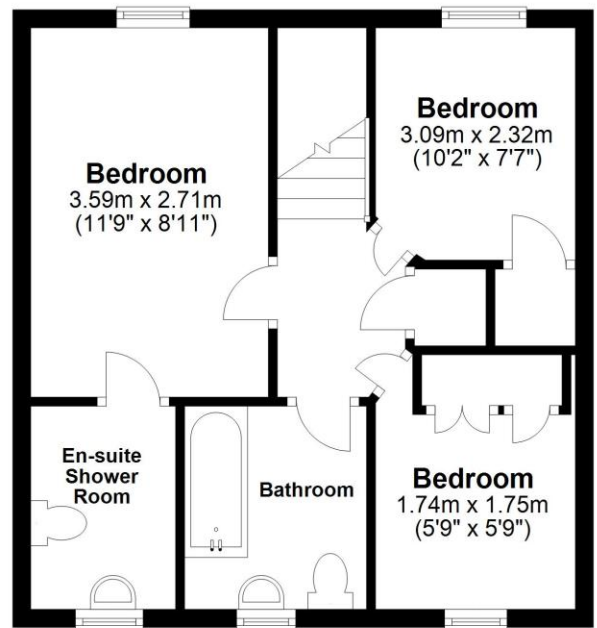
**Ground Floor**

Approx. 48.5 sq. metres (521.8 sq. feet)



**First Floor**

Approx. 37.2 sq. metres (400.1 sq. feet)



Total area: approx. 85.6 sq. metres (921.9 sq. feet)

**10 Newstead Walk, Roydon**

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