

ROWDEN WAY



DURRANTS
SINCE 1853





ROWDEN WAY

Roydon, Diss, Norfolk, IP22 5BD

A select development of four, well-designed three-bedroom semi-detached homes combining traditional building excellence with a modern, energy efficient specification.



The Developer

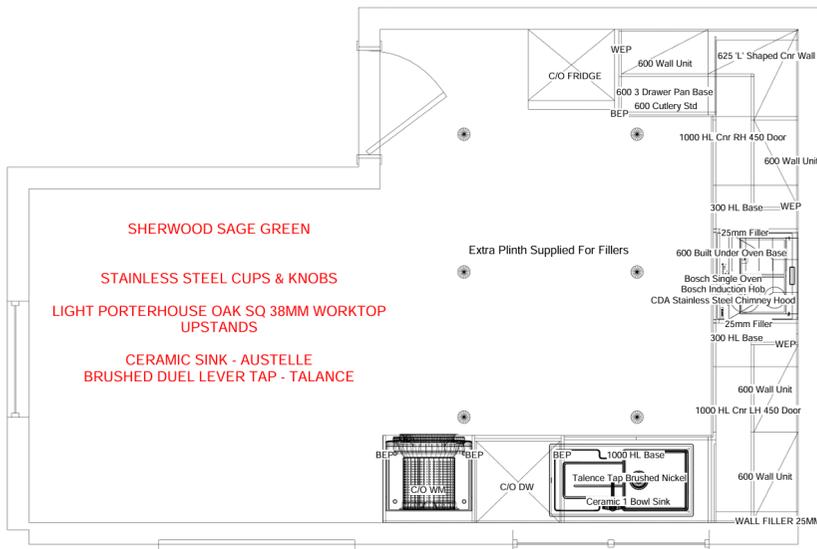
Rackham Builders are a respected local, family-run company with over 150 years of continuous experience in the building industry. Their decades of hands-on experience in construction ensure that every project is delivered with exceptional attention to detail and craftsmanship.

Today, the company focuses exclusively on delivering its own carefully considered developments rather than undertaking external client projects. This approach allows Rackham Builders to maintain full control over the quality, design and finish of every home they create.

The Properties

Thoughtfully positioned at the top of Rowden Way, the homes enjoy a peaceful setting beside the Roydon Allotments and fall within the Roydon Council Tax area. Families will particularly appreciate the convenient proximity to Roydon Primary School, which can be easily accessed via a nearby footpath cut-through.

With construction now entering its final phases, the homes will shortly be available to purchase. Purchasers may also have the opportunity to introduce individual, bespoke touches, subject to the stage of construction, allowing you to personalise your new home.



The Specification

Heating

Underfloor Heating (Ground Floor)
Underfloor Heating (First Floor)
High Efficiency Gas Boiler

Kitchen

Kitchen Units by Benchmarx
Integrated Bosch Oven
Induction Bosch Hob
Extractor Hood
Upstands to Worktop
White Ceramic Single Bowl Sink and Drainer

Bathrooms

Sanitaryware by Eastbrooks
Taps and Shower by Roper Rhodes
Electric Towel Rail with Independent Power
Thermostatic shower over Bath & Screen
Fitted WC and Sink Units by Roper Rhodes in Main Bathroom with Upstand to Worktop
Bath
Shaver Socket
Fully Tiled to Bath Area
Corner Fitted Unit and Close Coupled WC to Downstairs WC

Electrics

White Accessories
Downlighters to Kitchen & Bathroom
TV & Satellite Points Throughout
Extensive Solar to Front & Rear
Outside Light to Front, Side and Rear
Rolec EVO Car Charging Point 7.4 kw

Ceilings & Walls

White Matt Ceilings
White Matt Walls
White Satin Woodwork

Wardrobes

Bedroom 1
Bedroom 3

Stairs

Turned White Spindles
Straight Staircase
Handrails & Newel Post Cap (White)

Doors

White Panel Doors
Chrome Handles



Skirtings & Architraves

Skirting - pencil round 120mm high
Architrave - 45mm pencil round

Flooring

LVT to All Downstairs with Carpet Option to Living Room
Carpets to Bedrooms and LVT to Main Bathroom.

External

Outside Tap
Outside Socket to Rear
Slabs for Paths & Patio
Turf to Rear Garden
Shed Base Provided

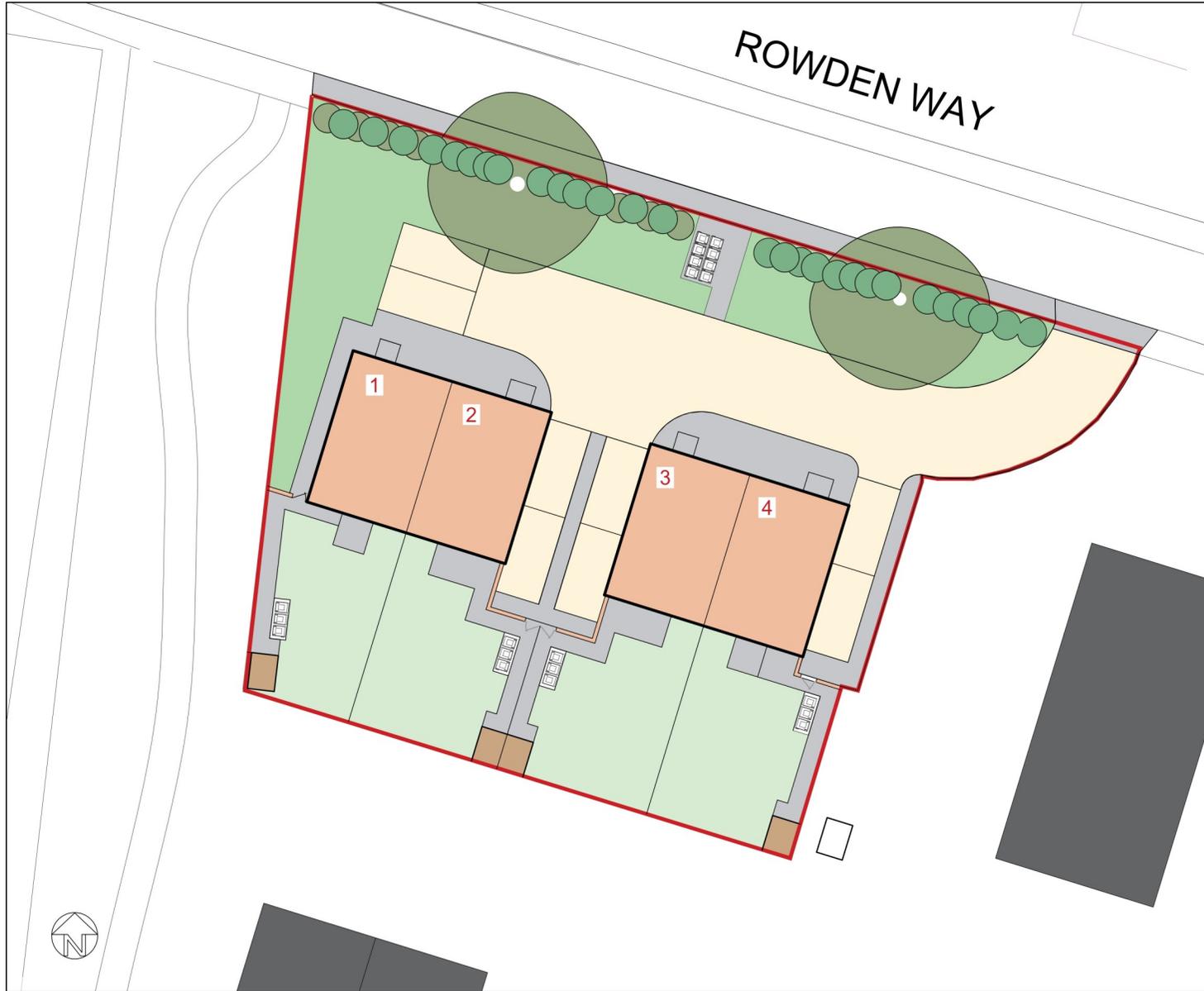
Waranty

10 Year Structural Warranty through Buildzone

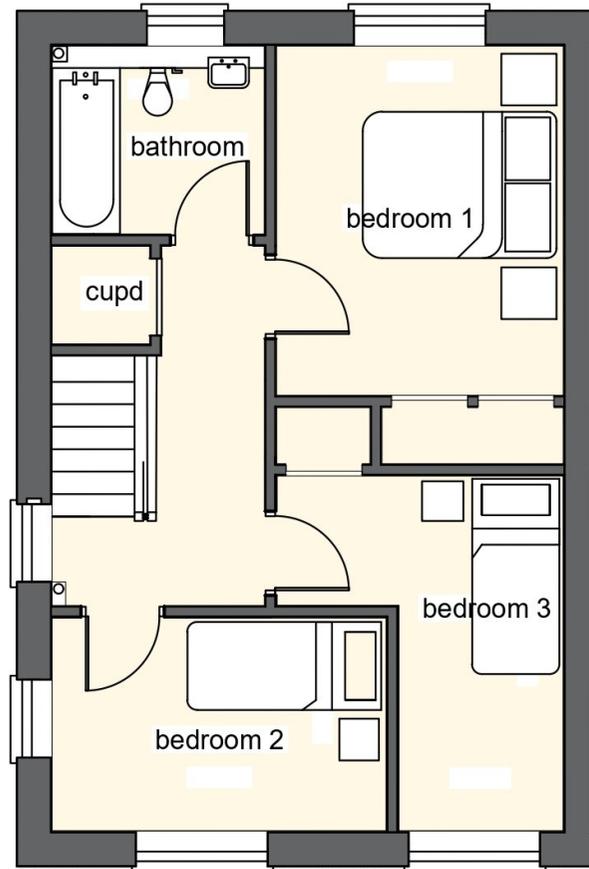
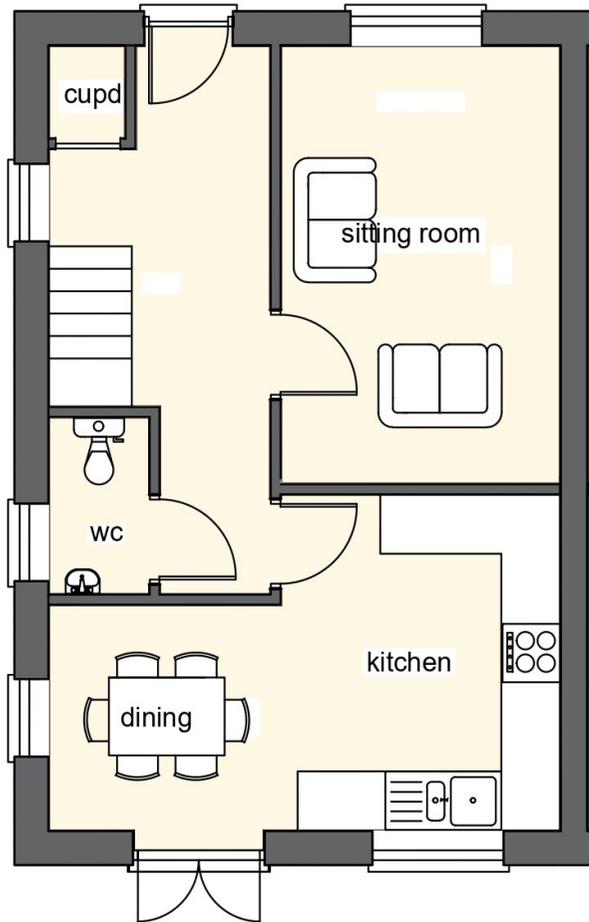
EPC

Predicted - A

The Plots



The Floor Plan



Ground Floor

Sitting Room	2.8m x 4.5m
Kitchen Area	2.8m x 3.4m
Dining Area	2.4m x 2.3m
WC	1.8m x 1m

First Floor

Bedroom 1	2.9m x 3.6m
Bedroom 2	3.4m x 2.2m
Bedroom 3	3.6m x 2.9m
WC	2.2m x 1.9m

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 Location

Roydon

Nestled just a mile west of Diss on the Norfolk–Suffolk border, Roydon is a vibrant village with deep historical roots and a strong sense of community. First recorded in 1035 and mentioned in the Domesday Book, the village’s name means “Rye Hill.”

Roydon is a place where history, nature, and community spirit come together. The older part of the village—along Manor Road and Snow Street—features charming period homes, while Brewers Green offers a peaceful green space with natural ponds, including The Dipping Pond. This common land, still used for grazing today, was the site of the 1893 Roydon Riots, a defining moment in local history. To the south lies Roydon Fen, a beautiful local nature reserve popular with walkers and wildlife lovers.

The village is proud of its thriving primary school, established in 1896 and still at the heart of village life. The Village Hall, built in 1988, serves as a hub for events, groups, and private hire. At the spiritual centre of the community is the historic Church of St. Remigius, built around 1140. Roydon also boasts the very popular White Hart Public House, a local garage and shop.



Diss

Diss is a small market town located in the county of Norfolk, England. The town is situated on the River Waveney and is surrounded by beautiful countryside. Diss has a rich history dating back to the 10th century when it was known as Disce. The town has a number of historic buildings including the 14th century St. Mary's Church and the 16th century Corn Hall.

The town has a number of attractions including the Diss Museum which tells the story of the town's history, and the Mere which is a large lake located in the centre of the town. The Mere is a popular spot for fishing and boating and is surrounded by a number of cafes and restaurants. The Corn Hall is a thriving arts venue that hosts a variety of events, including theatre, music and film.

Diss is also home to a number of events throughout the year including the annual Diss Carnival which takes place in June and features a parade, live music and a funfair. The town also hosts a number of markets throughout the year including a weekly farmers market and a monthly antiques market. Overall, Diss is a charming town with a rich history and plenty of attractions for visitors to enjoy.

Designed with life in mind.

Rackhams

Building excellence for generations

Rackhams Builders have been building for over six generations with more than 150 years of continuous craftsmanship in Diss.

Examples of past projects include



Bridge Barns



Rackham Court



Smiths Court

Agents Note

The CGI photos are for illustrative purposes only and may differ from those shown.

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