



Rectory Road, Dickleburgh, Diss, IP21 4PB
Guide Price £240,000 - £260,000



THIS SEMI-DETACHED HOUSE IS WELL PRESENTED THROUGHOUT AND BENEFITS FROM WELL PROPORTIONED ROOMS, LARGE CONSERVATORY, GARAGE, OFF-ROAD PARKING AND HAVING VIEWS OVER DICKLEBURGH MOOR.

Rectory Road, Dickleburgh

Key Features

- Garage
- Extensive off-road parking
- Conservatory
- Front & rear gardens
- Fireplace feature
- Nearby to countryside
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.

Situation

Found in a most favourable position, the property in question enjoys a beautiful rural outlook to the rear over Dickleburgh moor and surrounding unspoilt countryside, whilst still being within walking distance of the heart of the village. Dickleburgh is a traditional and attractive village steeped in history and has proved to be a popular and sought after location over the years found close to the beautiful countryside on the south Norfolk borders and just some 5 or so miles north of Diss. The village offers an excellent range of local amenities and facilities by way of having a village shop/convenience store/post office, public house, church and Ofsted outstanding schooling. A further more extensive range of day to day amenities and facilities can be found within the historic market town of Diss lying along the Waveney Valley and further having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom semi-detached house having been built in the 1970s of traditional brick and block cavity wall construction under an interlocking tiled roof. Throughout the property is well presented and offers well proportioned rooms all flooded by plenty of natural light.

Externally

The property is set back from the road approached via a shingle driveway giving extensive off-road parking for multiple vehicles. The gardens to the front are laid to lawn having borders of shrubs and herbaceous plants enclosed by panel fencing and hedging. The driveway gives access to a single garage towards the rear boundaries. The main gardens lie to the rear of the property being paved creating an excellent space for alfresco dining having four storage sheds being enclosed by panel fencing.



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The rooms are as follows:

ENTRANCE HALL: 5' 4" x 4' 1" extending to 7' 6" (1.65m x 1.25m extending to 2.30m)

Aspect to front, space for shoes and coats, providing access to reception and stairs rising to first floor level.

RECEPTION ROOM: 12' 0" x 14' 5" (3.66m x 4.41m)

With window to front being a light and spacious room having working fireplace to side upon a marble hearth. Access to kitchen via double doors.

KITCHEN: 15' 1" x 11' 1" (4.62m x 3.39m)

With window to rear aspect, a spacious kitchen offering a good range of wall and floor units with wood work tops, integrated oven, four ring electric hob, space for fridge freezer, stainless steel sink with drainer and mixer tap, plumbing for washing machine. Cupboard to side having space for tumble dryer. Door to side giving external access. Access to conservatory via sliding doors.

CONSERVATORY: 12' 7" x 14' 6" (3.84m x 4.44m)

Found to the rear of the property giving views and access onto the rear gardens via double French doors.

FIRST FLOOR LEVEL - LANDING: 6' 1" x 8' 11" (1.86m x 2.72m)

With window to side and giving access to the three bedrooms and family bathroom. Airing cupboard to side.

BEDROOM ONE: 6' 6" x 13' 4" (2.00m x 4.08m)

With window to front being a large double bedroom having built-in cupboard with mirror fronted sliding doors.

BEDROOM TWO: 8' 7" x 9' 7" (2.62m x 2.94m)

With window to rear being a spacious double bedroom with storage cupboard.

BEDROOM THREE: 6' 1" x 10' 4" narrowing to 7' 8" (1.87m x 3.16m narrowing to 2.34m)

With window to front aspect and storage cupboard to side.

BATHROOM: 6' 1" x 5' 10" (1.86m x 1.79m)

With window to rear comprising a panelled bath with electric shower over, low level wc and hand wash basin. Tiled splashbacks.

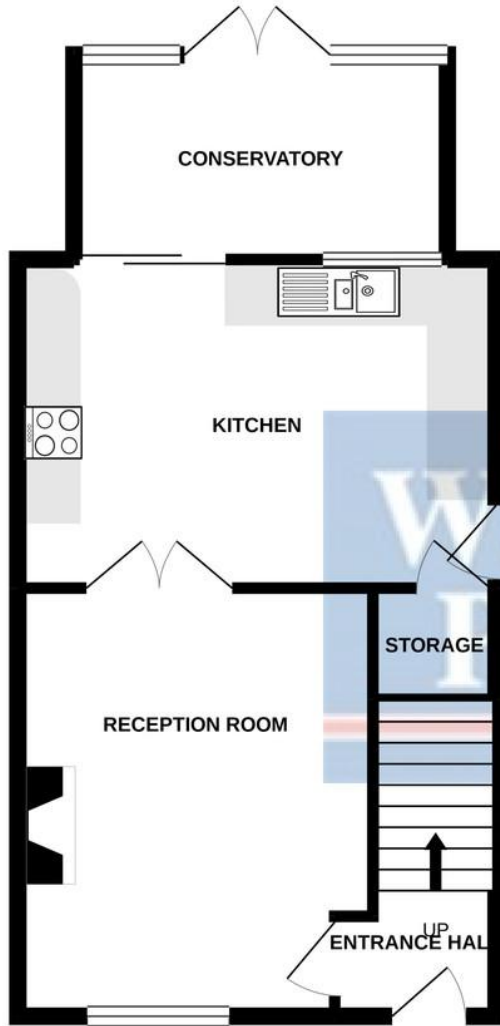
VIEWINGS: Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7822

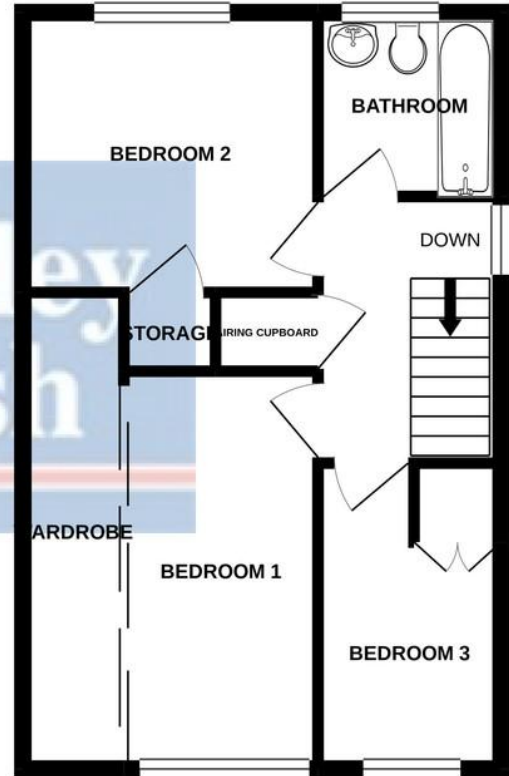


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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.1 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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