



The Street, Dickleburgh, Diss, IP21 4NQ

Offers In Excess Of £240,000

Offering an abundance of charm and character, this immaculately presented two bedroom grade II listed cottage enjoys a pleasing position within the centre of the village overlooking the church. Further benefitting from no onward chain and studio/home office.

- Grade II listed
- Immense character & charm
- No onward chain
- Studio/office/workshop
- Off-road parking
- Council Tax Band B
- Freehold
- Energy Efficiency Rating N/A.



Property Description

Situation

Enjoying a favourable position within the centre of the village, the property enjoys a pleasing situation surrounded by similar period and attractive properties overlooking the church and within a stone's throw of surrounding unspoilt rural countryside. Dickleburgh is a traditional and attractive village steeped in history having proved to have been a popular and sought after location over the years, found on the south Norfolk borders and being within five miles to the north of Diss. The village still retains an excellent range of amenities and facilities by way of having village shop/convenience store/post office, public house, church, garage and Ofsted outstanding rated schooling. A more extensive range of amenities and facilities can be found within the historic market town of Diss with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a fine grade II listed semi-detached cottage, believed in parts to date back to the 1600s of massive oak timber frame construction with colour wash rendered elevations under a pitched clay tiled roof, whilst being heated by an oil fired combination boiler via radiators. Internally the property is presented in an excellent decorative order throughout having been well maintained and cared for and as one would expect to find there are many revealed and exposed period features.

Externally

The property is set back from the road having the benefit of X2 off-road parking spaces (one to side and one to the rear). To the side aspect a gate leads to the rear gardens, which enjoy a south westerly aspect having a great deal of privacy/seclusion, enclosed by concrete posts, panel fencing and attractive brick walling. A patio area to the side creates an excellent space for alfresco dining leading onto an area of lawn and with notice drawn to the studio/outbuilding (measuring 7' 2" x 12' 2" (2.19m x 3.73m) of brick construction, insulated, plaster boarded and with power/light and water connected.

The rooms are as follows:

ENTRANCE HALL: 6' 0" x 4' 11" (1.84m x 1.51m) A pleasing first impression with stairs rising to first floor level giving access through to the reception room.

RECEPTION ROOM: 17' 9" x 14' 10" narrowing to 12' 9" (5.43m x 4.54m narrowing to 3.89m) A bright and spacious double aspect room with a particular focal point being inglenook fireplace with massive oak bressumer beam, pamment tiled hearth. Exposed timbers and beams and access to the kitchen.

KITCHEN: 8' 6" narrowing to 6' 1" x 9' 8" (2.60m narrowing to 1.87m x 2.97m) Fount to the rear aspect of the property with the kitchen offering a good range of wall and floor units with marble effect roll top work surfaces, inset porcelain sink with drainer and mixer tap, double oven, four ring electric hob with extractor above and space for white goods.

INNER HALL: 6' 5" x 3' 2" (1.96m x 0.98m) With brace and batten door leading through to the bathroom and external access to the rear gardens.

BATHROOM: 6' 5" x 4' 0" (1.96m x 1.22m) With frosted window to rear comprising of a panelled bath with shower over, low level wc and hand wash basin over vanity unit.

FIRST FLOOR LEVEL - LANDING:

With brace and batten doors giving access to the two bedrooms and bathroom. Access to loft space above.

BEDROOM ONE: 9' 3" x 10' 5" (2.82m x 3.19m) With window to the front aspect being a generous double bedroom with exposed timbers and beams.

BEDROOM TWO: 7' 10" x 7' 11" (2.39m x 2.43m) Window to the rear aspect, fitted storage cupboards to side.

SHOWER ROOM: 5' 10" x 6' 4" (1.80m x 1.94m) Fount to the rear aspect of the property with tiled shower cubicle, low level wc and hand wash basin in white.

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

OUR REF: 7827



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

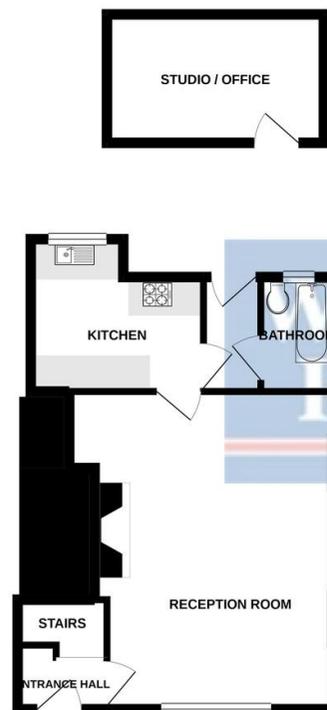
IP22 4JZ

sales@whittleyparish.com

01379 640808

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA - 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Meeqoo ©2021

