



Merlewood, Dickleburgh, Diss

Guide Price £450,000 - £475,000 Freehold

Energy Efficiency Rating : C

- ✓ Substantial Detached Family Home
- ✓ Almost 2300 Sq ft Of Accommodation (stms)
- ✓ Sought After Village Location
- ✓ Two Reception Rooms
- ✓ Six Bedrooms Over Two Floors
- ✓ Generous Gardens to Front & Side
- ✓ Impressive Double Garage
- ✓ Solar Panels Generating Income

To arrange an accompanied viewing please call our Diss Office on 01379 450950





This IMPRESSIVE & SUBSTANTIAL FAMILY HOME is located in the much-requested village of DICKLEBURGH - close to the market town of DISS, whilst offering approximately 2300 sq ft of INTERNAL ACCOMMODATION (stms) - set over three floors. The property is nestled quietly within a SMALL CUL-DE-SAC and occupies a GENEROUS PLOT of approximately 0.2 acres (stms). Internally you will find a large and welcoming ENTRANCE HALLWAY with cloakroom leading to the KITCHEN/DINING ROOM and sitting room. The impressive DOUBLE GARAGE is also accessed from the kitchen. On the first floor FOUR BEDROOMS and a family bathroom include the 16' main bedroom. On the top floor TWO further DOUBLE BEDROOMS and bathroom complete the property. Externally, the gardens wrap around the side and front, backing onto fields as well as benefiting from AMPLE OFF-ROAD PARKING and the DOUBLE GARAGE. The property also has the benefit of SOLAR PANELS generating an income of approx. £900 PA with a back up battery.

LOCATION

The traditional Norfolk village of Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk surrounding countryside and close to Dickleburgh Moor with outstanding views. Over the years the village has proved to be a sought after and popular location and still retains a good range of local amenities and facilities by way of having a village shop/post office/convenience store, public house, bus service to Diss, fish and chip shop, fine church, garage and well regarded schooling with an Ofsted outstanding rating.

DIRECTIONS

You may wish to use your Sat-Nav (IP21 4PL) but to help you...Leave Long Stratton south along the A140 Ipswich Road and continue past 'Cherry Lane Garden Centre' and at the roundabout straight over. Continue along the road until you reach a further roundabout. Take the first exit onto Ipswich Road, take the third right hand turn onto Rectory Road and then the fifth right on to Merlewood. The property can be found on the right-hand side as you enter the Cul-De-Sac.

AGENTS NOTE

The property benefits from Solar panels generating an income of approx. £900 per annum with back up battery.

Approached with private front lawns gardens and mature planting with driveway parking and garage to the rear, with the main entrance door at the rear.

uPVC double glazed entrance door to:

ENTRANCE HALL

12' 3" x 10' 9" (3.73m x 3.28m) Vinyl flooring, radiator, uPVC double glazed window to rear, telephone point, stairs to first floor landing, built-in storage cupboard, smooth ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C., wall mounted hand wash basin and mixer tap over, tiled splash backs, tiled flooring, heated towel rail, uPVC obscure double glazed window to front, smooth coved ceiling.

SITTING ROOM

19' 8" x 10' 9" (5.99m x 3.28m) Feature fire place, fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, uPVC double glazed French doors to side, telephone point, smooth ceiling.

KITCHEN/DINING ROOM

19' 9" x 10' 9" (6.02m x 3.28m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl ceramic sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, space for fridge, space for dishwasher, under cupboard lighting, space for dining table, tiled effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, smooth coved ceiling with recessed spotlights, door to garage.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, stairs to second floor landing, built-in storage cupboard, smooth ceiling, doors to:

DOUBLE BEDROOM

20' x 10' 9" (6.1m x 3.28m) Fitted carpet, radiator x2, uPVC double glazed window to front, uPVC double glazed window to rear, smooth ceiling.

FAMILY BATHROOM

7' 1" x 5' 4" (2.16m x 1.63m) Three piece suite comprising low level W.C, hand wash basin set within vanity unit and mixer tap over, panelled bath with mixer shower tap, tiled walls, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

BEDROOM

10' 9" x 6' 8" (3.28m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

BEDROOM

10' 9" x 9' 2" (3.28m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, smooth ceiling.

BEDROOM

10' 9" x 9' 2" (3.28m x 2.79m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth ceiling.

STAIRS TO SECOND FLOOR LANDING

10' 4" x 11' 1" (Some Restricted Height) (3.15m x 3.38m) Fitted carpet, smooth ceiling with extractor fan, doors to:

DOUBLE BEDROOM

16' 6" x 10' 3" (Some Restricted Height) (5.03m x 3.12m) Fitted carpet, radiator, uPVC double glazed window to side, velux window to front, smooth ceiling.

SHOWER ROOM

10' 4" x 5' 9" (3.15m x 1.75m) Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, wood effect flooring, velux window to front, smooth ceiling with recessed spotlights.

DOUBLE BEDROOM

16' 6" x 10' 8" (5.03m x 3.25m) Fitted carpet, radiator, uPVC double glazed window to side, velux window to front, smooth ceiling.

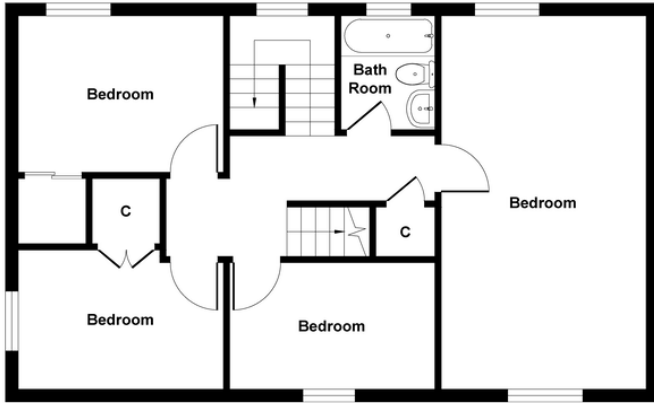
OUTSIDE

Accessed via doors in the sitting room onto the main side garden with large paved patio, summer house and extensive lawns with trees, mature flower and shrub borders. There are also shingled borders and a further patio providing the ideal space to relax and entertain. The garden is enclosed timber fencing and backs onto fields. There is side access also leading to the front garden and gated access onto the driveway with ample off road parking for cars and caravan.

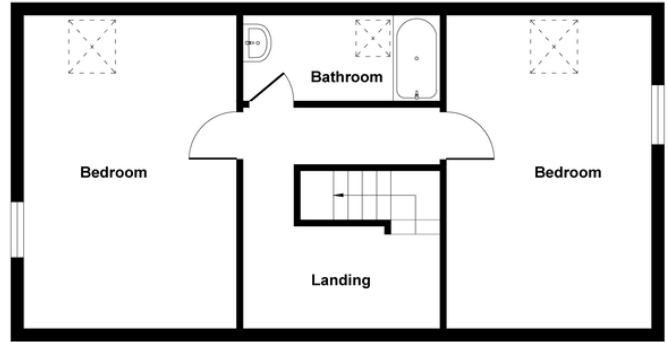
DOUBLE GARAGE

21' 3" x 20' 9" (6.48m x 6.32m) Up and over door to front, power and lighting, electric fuse box, floor standing oil fired central heating boiler, space for various white goods.

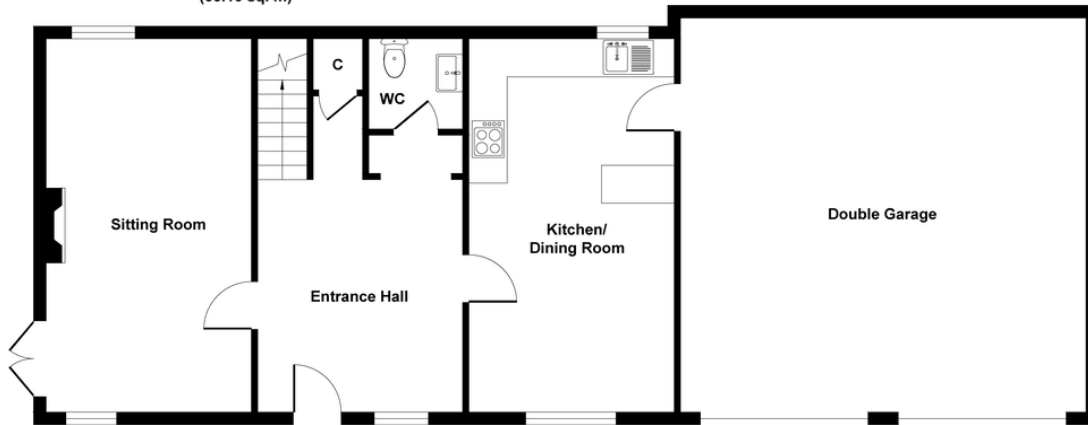




First Floor
Approximate Floor Area
647 sq. ft
(60.10 sq. m)



Second Floor
Approximate Floor Area
543 sq. ft
(50.44 sq. m)



Ground Floor
Approximate Floor Area
1095 sq. ft
(101.72 sq. m)



Approx. Gross Internal Floor Area 2285 sq. ft / 212.26 sq. m (Including Garage)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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