

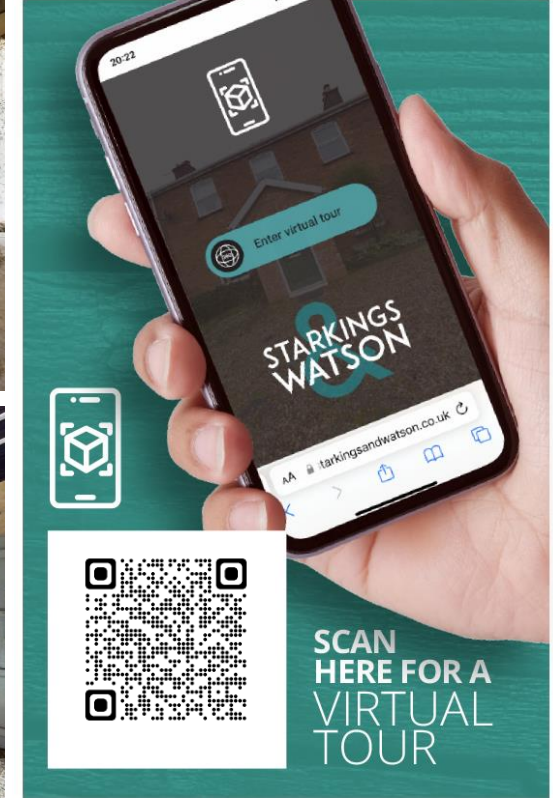
IPSWICH ROAD

Dickleburgh, Diss IP21 4NJ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Semi-Detached Cottage
- Popular Village Location
- Exciting Renovation Project
- Main Reception Room
- Separate Kitchen/Dining Room
- One Large Double Bedroom
- Private Gardens

IN SUMMARY

NO CHAIN. This SEMI-DETACHED CHARACTER GRADE II LISTED COTTAGE requiring MODERNISATION THROUGHOUT offers an exciting opportunity to acquire a cottage that you can make your own! The cottage forms one part of a pair of semi-detached cottages both offered for sale with the potential to be converted back into ONE LARGE HOUSE(stp). The cottage itself offers accommodation comprising a SUN ROOM leading into the KITCHEN/DINING ROOM, inner hallway with traditional main entrance door to the side, downstairs bathroom, main reception room and on the first floor a large double bedroom. The rear garden is enclosed and mainly laid to lawn with a collection of outbuildings. The cottage retains many PERIOD FEATURES and could be a wonderful home once again.

SETTING THE SCENE

Approached from the side via an iron gated access onto a side shingled area giving access to the main entrance door to the side. This in turn leads into the inner hallway. From the side shingled area there is

gated access to the rear garden also.

THE GRAND TOUR

Entering the property via the central hallway accessed from the side off the Ipswich Road, the inner hallway has built-in storage and gives access to the other ground floor rooms. Firstly you will find the ground floor bathroom with bath and shower over, W.C, hand wash basin and built-in cupboard. The kitchen/dining room is then located to the rear with ample storage cupboards and space for various white goods as well as a storage heater - this gives access to the timber built sun room to the rear opening onto the rear garden. The main reception room is located to the front with a high ceiling and exposed timber beams also giving access to the first floor. The main bedroom located on the first floor houses the hot water tank as well as overlooking the side and front, and could easily be converted into two bedrooms. The property is mostly single glazed and has electric storage heating.

THE GREAT OUTDOORS

The rear garden is private and mostly enclosed and laid to lawn. There are hard standing areas and a pathway leading to the collection of outbuildings and sheds also. Gated access takes you to the side of the property and around to the front.



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Diss Office on **01379 450950**



OUT & ABOUT

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 outstanding Ofsted rating.

FIND US

Postcode : IP21 4NJ

What3Words : ///wriggled.girder.trombone

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property currently has no central heating other than storage heating. We understand the property is Grade II Listed. The property is of traditional timber frame construction.

Disclaimer: 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.

Price:



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 <p>HYBRID ESTATE AGENTS</p>	<p>Approximate total area⁽¹⁾ 620.16 ft² 57.61 m²</p> <p>Reduced bedroom 3.46 ft² 0.32 m²</p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced bedroom (below 1.5m/4.92ft)</p>	<p>GIRAFFE 360</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>
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