

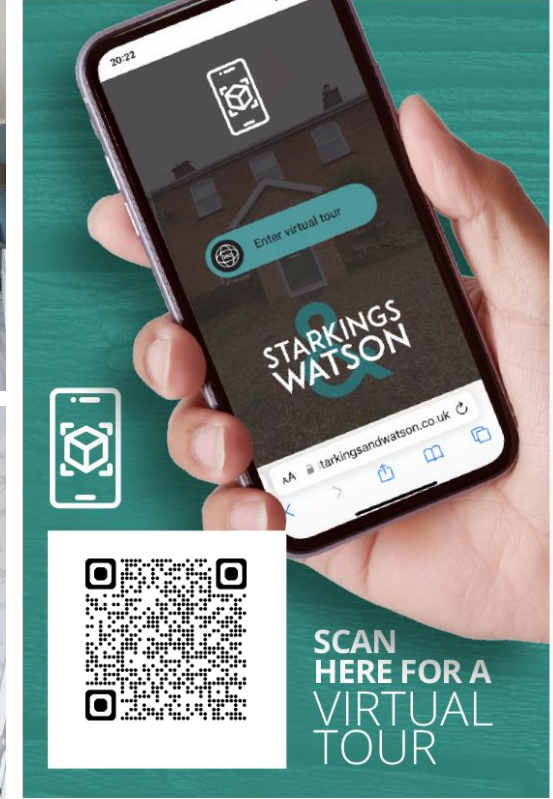
LIMMER AVENUE

**Dickleburgh, Diss IP21 4PP**

Freehold | Energy Efficiency Rating : D

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

**FOR SALE**  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



**STARKINGS  
&  
WATSON**

- Semi-Detached Chalet Bungalow
- Updated & Renovated
- Popular Village Location
- Quiet Cul-De-Sac
- Two Receptions & Study Room
- Two Double Bedrooms & Two Bathrooms
- New Windows, Boiler & Re-Wired
- Private Garden & Garage

#### IN SUMMARY

This SEMI-DETACHED CHALET BUNGALOW found within a QUIET CUL-DE-SAC has been recently renovated including a COMPLETE RE-WIRE. With almost 1200 Sq.ft (stms) of ACCOMMODATION, the FLEXIBLE LAYOUT offers the option of becoming either a TWO or THREE BEDROOM home depending on preference, and also offers an ATTACHED GARAGE, DRIVEWAY PARKING and a SUNNY PRIVATE REAR GARDEN. Internally the current layout comprises a porch, kitchen, side porch/garden room, central hallway with STUDY ROOM, NEWLY FITTED FAMILY BATHROOM, and separate SITTING ROOM leading into DINING ROOM. On the first floor, TWO GENEROUS DOUBLE BEDROOMS and an EN-SUITE SHOWER ROOM complete the property. Presented in immaculate order, the property offers uPVC DOUBLE GLAZING and OIL FIRED CENTRAL HEATING with a NEWLY FITTED BOILER.

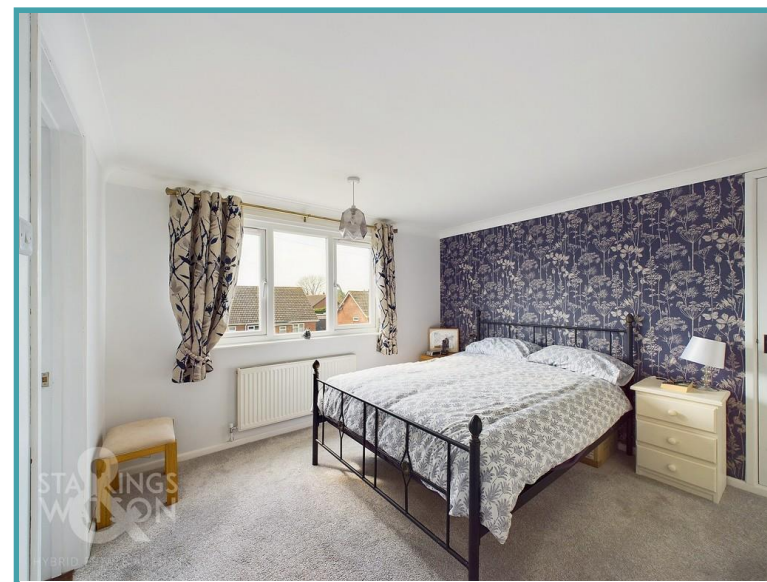
#### SETTING THE SCENE

The property is approached via hard standing driveway providing off road parking, leading to the

single attached garage. To the front there is also a lawned front garden with mature planting and paved pathway leading to the main entrance door.

#### THE GRAND TOUR

Entering the property via the main entrance door into the porch, you will find a useful space for shoes and coats as well as access to the side courtyard and garage. An internal door leads to a lobby with built in storage and the kitchen with an opening to the sitting room as well. The kitchen has been refreshed with new wood effect flooring, new work surfaces and space for various white goods. Giving access to the side porch/lean to, a very versatile space with utility area housing work surfaces and space for white goods, as well a further seating area opening onto the rear garden. From the kitchen you will find access to the inner hall providing a further and very useful study room, and stairs to the first floor landing. The stylish shower room has been configured as a wet room, whilst being fully tiled with a walk-in shower. Also accessed from the inner hallway is the dining room which could of course become a third bedroom if needed, with a door to the rear garden. There are then double internal doors opening into the sitting room overlooking the front. Leading up to the first floor landing you will find access to the two bedrooms. The first bedroom can be found overlooking the rear garden with built-in storage and built-in wardrobes. The main bedroom is found to the front, again with some built-in storage, and a door to the en suite shower room.



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



### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing and offers a generous and private space to enjoy. Leading from the rear of the property is a paved terrace ideal for outside dining with a raised deck. The garden is mainly laid to lawn with pergola and mature planting, shrubs, fruit trees and hedging as well as a timber built garden shed. You will find rear access also to the garden room which provides access to a small courtyard with rear access to the garage. The garage has an up and over door to the front and power and light.

### 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 4PP

What3Words : ///flippers.latches.doormat

### VIRTUAL TOUR

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

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

**STARKINGS WATSON**  
HYBRID ESTATE AGENTS

Approximate total area<sup>1</sup>  
1104.85 ft<sup>2</sup>  
102.64 m<sup>2</sup>

Reduced headroom  
10.21 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

