

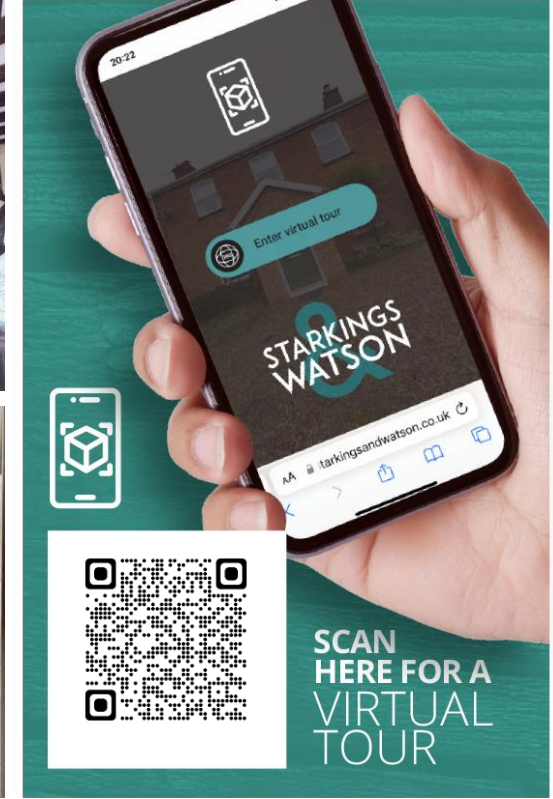
THE STREET

Dickleburgh, Diss IP21 4NQ

Freehold | Energy Efficiency Rating : G

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- Grade II Listed Cottage
- Link-Detached with Wrap Around Garden
- Character Features & Inglenook Fireplace
- Two Reception Rooms
- Kitchen with Storage
- Two Interconnecting Bedrooms
- Shower Room & W.C
- Walking Distance to Amenities

IN SUMMARY

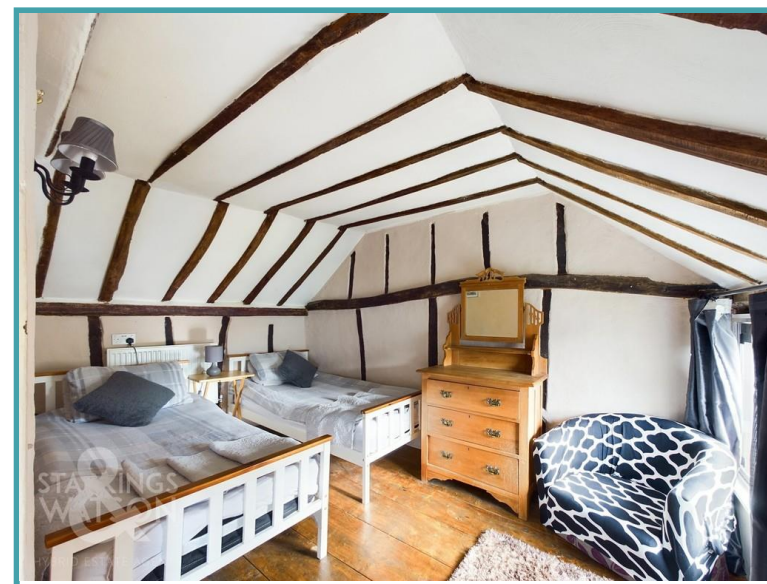
This Grade II Listed CHARACTER COTTAGE occupies a prominent corner position, with ENCLOSED GARDENS. Link-detached and with the wrap around gardens, the property utilises on road parking, whilst BRIMMING WITH CHARACTER and CHARM. LPG CENTRAL HEATING can be found internally, with a FLEXIBLE LAYOUT and interconnecting bedrooms. The internal accommodation comprises a DINING ROOM entrance or access via the SITTING ROOM which includes an INGLENOOK FIREPLACE and exposed timber beams. The KITCHEN leads off both rooms, with an inner hall leading to the W.C and SHOWER ROOM. Upstairs, TWO interconnecting BEDROOMS sit under a VAULTED CEILING with exposed timber beams. With AMENITIES on the DOOR STEP, the property is well located, whilst the gardens are secluded behind hedging.

SETTING THE SCENE

Situated on a corner plot, the side access gate leads to a courtyard garden which loops around to the main front private garden. The side stable door offers a countryside feel, whilst allowing a convenient access to the versatile dining entrance.

THE GRAND TOUR

Heading in via the stable door, the dining room is finished with tiled flooring and a high level window to side. An opening with timber beams creates a modern open plan aspect to the adjacent kitchen. With the continued tiled flooring under foot, a range of wall and base level units can be found, including space for white good and an electric cooker. With windows to most of the wall space, not only is great natural light enjoyed but pleasant views across The Street can be appreciated. A small hall leads off the kitchen with exposed brick work and timber beams, with a door to the formal sitting room. A beautifully cosy room with a feature tall brick built inglenook fireplace, this characterful space includes a cast iron wood burner, pamment tiled hearth and a wood effect flooring. A further stable door leads to the private gardens, with steps leading upstairs. Back from the dining room, an inner hall leads to the separate W.C and shower room, with storage and tiled splash backs. Upstairs, the two double bedrooms are open plan and interconnecting, with timer beams, stripped wood flooring and vaulted ceilings to both rooms. With surprisingly good natural light, these cosy rooms include radiators and exposed brick work.



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THE GREAT OUTDOORS

The gardens are predominantly at the front of the property, with an area of timber decking and patio, all enclosed with low level mature hedging. A section of grass can also be found, with some planting.

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 4NQ

What3Words : ///goes.offstage.rang

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:



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| <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> | <p>(1) Excluding balconies and terraces</p> | <p>Reduced bedroom (below 1.5m²/4.92ft²)</p> | <p>Approximate total area⁽¹⁾ 656.65 ft² 61.00 m²</p> <p>Reduced bedroom 27.84 ft² 2.59 m²</p> | <p>HYBRID ESTATE AGENTS</p> <p>STARKINGS WATSON</p> |
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