

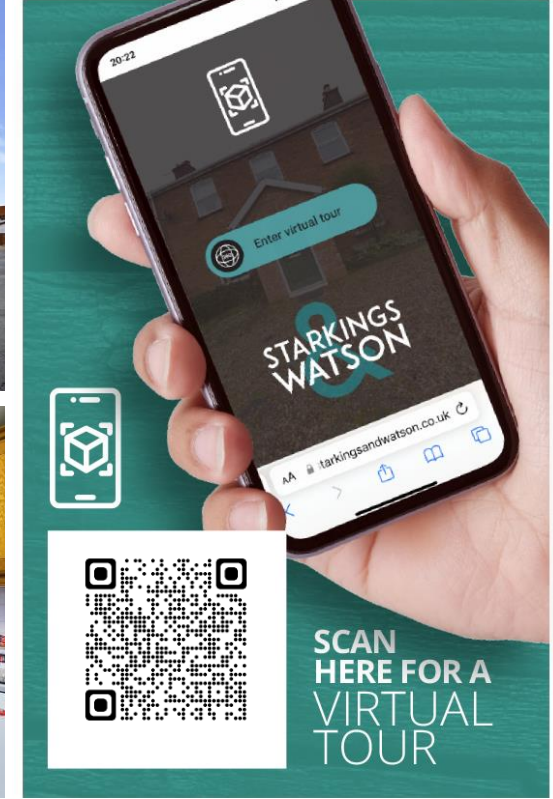
NORWICH ROAD

# Dickleburgh, Diss IP21 4NR

Freehold | Energy Efficiency Rating : E

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)





- End Of Terrace Family Home
- Period Features
- Two Reception Rooms
- Three Ample Bedrooms
- Private Rear Gardens
- Ample Driveway Parking
- Popular Village Location
- Close Proximity To Diss & Train Station

### IN SUMMARY

This END TERRACE COTTAGE can be found CENTRALLY within the established south Norfolk village of DICKLEBURGH within CLOSE PROXIMITY to DISS and DISS TRAIN STATION with easy links to LONDON. The property itself benefits from TWO RECEPTION ROOMS with wood burning stove to the front reception as well as a kitchen to the rear which is OPEN PLAN to the second reception room creating a lovely FAMILY SPACE. On the first floor there are THREE AMPLE BEDROOMS with the main family bathroom located on the ground floor off the rear lobby. Externally there are WELL KEPT and private rear gardens offering a good degree of privacy with plenty of OFF ROAD PARKING TO the side on the private driveway. the property benefits from oil fired central heating and uPVC double glazing.

### SETTING THE SCENE

Approached via Norwich Road centrally within the village of Dickleburgh you will find a side driveway providing parking for 2 vehicles. Beyond there is a side gate and double gates leading to further parking

and a timber built garage/outbuilding. The main entrance door can be found to the side of the house beyond the secure gate with a blocked up traditional front door to the front.

### THE GRAND TOUR

Entering via the porch to the side which is of timber construction has space for the washing machine as well as space for coats and shoes, this then leads into the kitchen. The kitchen and dining/family room have been knocked through into one room creating a nice open plan family space. The kitchen offers a range of built in storage with solid worktops over. There is then space for freestanding oven, fridge and freezer as well as space for the dining table. The family room offers a brick fireplace with mantelpiece over as well as stairs to the first floor landing. Beyond, and found to the front of the cottage is the sitting room with brick fireplace housing a woodburner. Found accessed off the kitchen is a rear lobby with built in storage cupboard providing access to the family bathroom. The bathroom has a bath with electric shower over. Heading up to the first floor landing you will find three ample bedrooms all accessed off the landing. There are two rooms found to the front and a further main room to the rear with wooden flooring and a built in cupboard. The property benefits from uPVC double glazing and oil fired central heating.

### THE GREAT OUTDOORS

The well-kept and generous rear garden offers a good degree of privacy. The rear garden initially offers a paved patio with plenty of space for table and chairs.



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



Via the brick built pergola there is access to the lawned section of garden with mature trees and hedging as well as planting borders. You will also find two further timber sheds and paved pathway.

#### 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 4NR

What3Words : ///length.winemaker.bulletins

#### 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](https://starkingsandwatson.co.uk)

**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.

Reduced headroom (below 1.5m/4.92ft)

Excluding balconies and terraces

Approximate total area<sup>m</sup>  
73.02 ft<sup>2</sup>  
73.67 m<sup>2</sup>

Reduced headroom  
6.53 ft<sup>2</sup>  
0.61 m<sup>2</sup>

HYBRID ESTATE AGENTS  
**STARKINGS WATSON**

