



Limmer Avenue, Dickleburgh - IP21 4PP





## Limmer Avenue

Dickleburgh, Diss

Located at the end of a CUL-DE-SAC within the popular village of DICKLEBURGH close to DISS you will find this WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW with the benefit of SOLAR PANELS producing approx. £1000 PA. The bungalow which is in good decorative order offers an entrance porch, kitchen, SITTING/DINING ROOM with sunny aspect, TWO DOUBLE BEDROOMS, family bathroom and conservatory to the rear. Externally there is a private lawned garden with external office/studio, car port and GARAGE as well as ample DRIVEWAY PARKING to the side. The property benefits from uPVC DOUBLE GLAZING and OIL FIRED central heating.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





- Semi Detached Bungalow
- Quiet Cul De Sac Location
- Sought After Village Close To Diss
- Sitting/Dining Room & Separate Kitchen
- Two Double Bedrooms
- Conservatory Extension & External Office/Study
- Private Garden & Garage
- Driveway Parking & Solar Panels

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.

#### SETTING THE SCENE

Found at the end of the cul-de-sac there is plenty of driveway parking to the side of the bungalow with gated access to further parking and the garage beyond. The frontage offers mainly lawn with pathway leading to the main entrance door to the front.



## THE GRAND TOUR

Entering the main entrance door to the front there is a porch entrance with built in storage and a door leading to the inner hallway. From the hallway you will find a kitchen with ample fitted units and rolled edge worktops over. There is an integrated double oven and electric hob over with space for white goods. There is a fitted cupboard providing storage. Also accessed off the hallway is the sitting/dining room, a lovely bright room overlooking the frontage. This gives access to the inner hall leading to both bedrooms and the bathroom. The bathroom is fully tiled with a shaped bath and shower over. There are two double bedrooms to the rear with the main one offering a range of fitted units with double doors into the conservatory. The conservatory is a flexible space currently used as a dining space with doors onto the garden.

## FIND US

Postcode : IP21 4PP

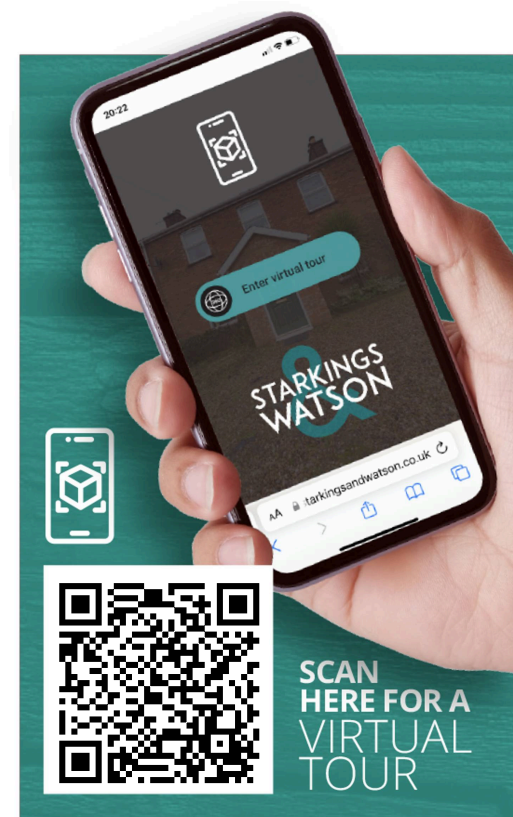
What3Words : ///scouted.tearfully.foggy

## VIRTUAL TOUR

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

## AGENTS NOTE

Buyers are advised there are solar panels to the front facing roof, owned by the property and producing approx £1000PA.











## THE GREAT OUTDOORS

To the rear you will find mainly lawned and well kept gardens with a patio to the rear and a pond. Found within the garden there is an external office/studio currently used as a store room adjacent to the garage. There is also a covered car port in front of the garage. The garage offers double doors to the front with power and light.





**Approximate total area<sup>1)</sup>**

706.57 ft<sup>2</sup>

65.64 m<sup>2</sup>

Excluding balconies and terraces

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

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

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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.