

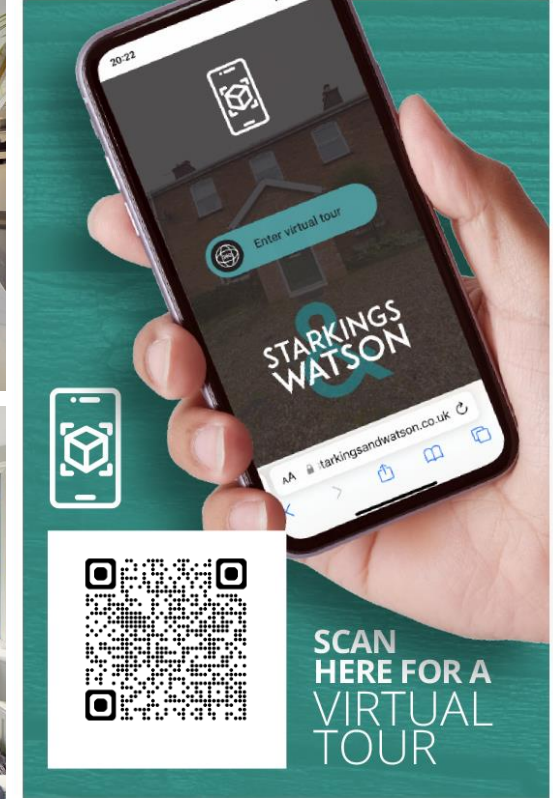
NORWICH ROAD

# Dickleburgh, Diss IP21 4NR

Freehold | Energy Efficiency Rating : F

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

# FOR SALE PROPERTY



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- Detached Family Home
- Completely Renovated To A High Standard
- Open Plan Kitchen/Diner With Bi-Folds
- Sitting Room With Woodburner
- Three Ample Bedrooms
- Family Bathroom, Shower Room & Utility
- Private Enclosed Rear Garden
- Driveway Parking

### IN SUMMARY

Having been RENOVATED inside and out, this PERIOD DETACHED COTTAGE presents in excellent order and is ready to be moved straight into. The cottage offers a perfect blend of modern with character features to include BI-FOLDS off the kitchen/dining room, EXPOSED BEAMS and a BRICK FIREPLACE housing a WOODBURNER. The internal accommodation comprises; generous main sitting room to the front, OPEN PLAN kitchen/dining room to the rear opening onto the garden, rear lobby and ground floor shower room. On the first floor, THREE AMPLE BEDROOMS and a FAMILY BATHROOM. Externally the SUNNY and PRIVATE rear gardens are fully landscaped with plenty of DRIVEWAY PARKING TO THE FRONT. The cottage offers OIL FIRED CENTRAL HEATING as well as full replacement uPVC double glazing. Located centrally within the POPULAR VILLAGE of DICKLEBURGH with a range of local amenities this cottage has plenty to offer.

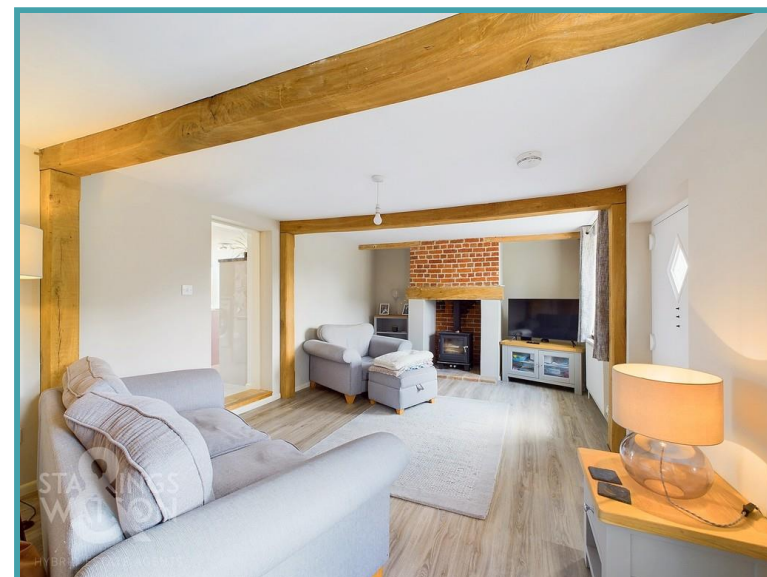
### SETTING THE SCENE

To the front there is a generous driveway providing

ample off road parking. There is a main entrance door to the front leading into the sitting room. You will find a side gate to the right hand side with gate leading to the rear garden. To the left is an access track leading to the village allotments with a right of access and gate to the side again leading to the back garden.

### THE GRAND TOUR

Entering via the main entrance door to the front you will find the main sitting room, a cosy characterful room with exposed beams, brick built fireplace housing a woodburner, two windows to the front, stairs to the first floor and an understairs cupboard. This leads through into the open plan kitchen diner with a rear lobby and downstairs shower room to the side. The shower room has a double walk in shower, w/c and hand wash basin with built in airing cupboard. The kitchen/dining area is newly installed and offers a range of low level units as well as a large island unit with breakfast bar seating. You will find integrated appliances to include an electric oven, induction hob and dishwasher as well as space for washing machine and fridge/freezer. The dining space offers plenty of room for a table and chairs as well as bi-folds to the rear garden. Heading up to the first floor landing there is a built in cupboard as well as access to three bedrooms. There is a family bathroom to the rear with bath as well as a comfortable double room. To the front there is a single bedroom and the main double room with two fitted wardrobes.



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### THE GREAT OUTDOORS

The landscaped rear garden is presented in excellent order with plenty of sun. You will find a large paved patio ideal for outside dining as well as generous lawns with raised planting areas. You will also find a detached timber shed with power. The garden is enclosed with timber fencing.

### 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 : ///mistaking.farmed.employers

### VIRTUAL TOUR

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

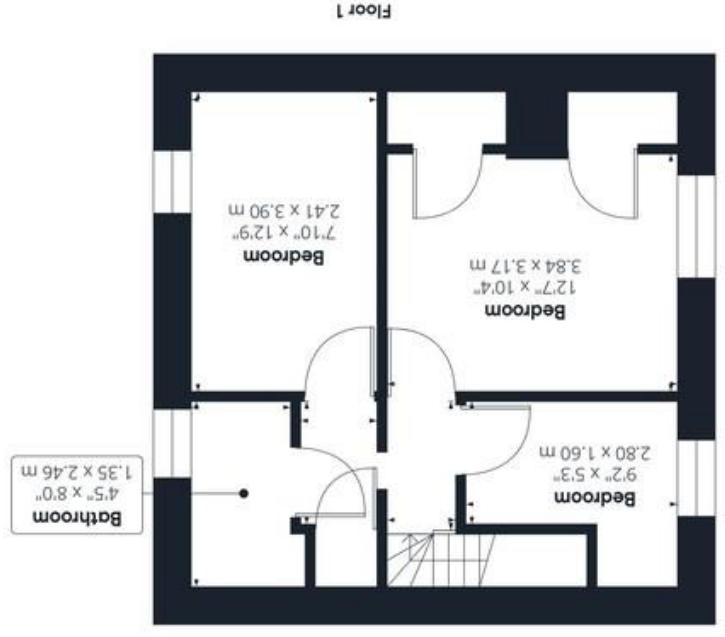
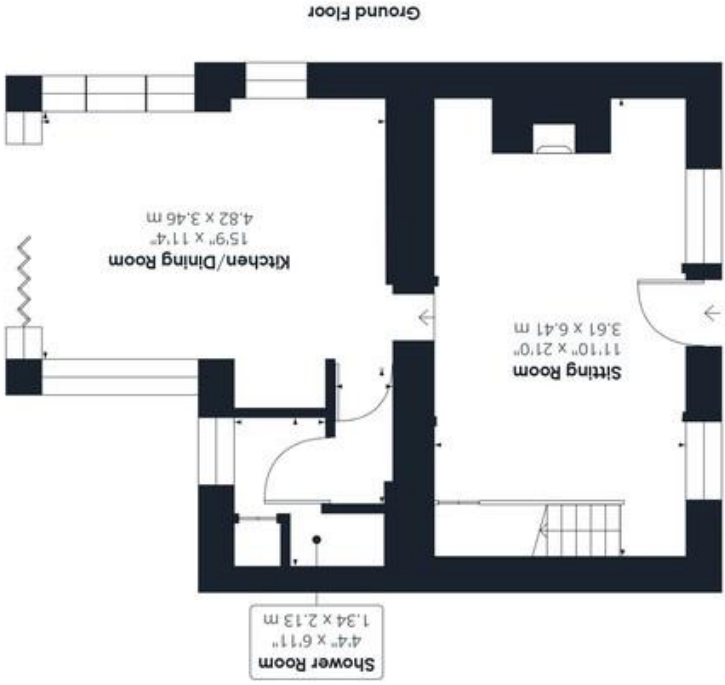
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Price:



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Approximate total area<sup>m</sup>  
906.9 ft<sup>2</sup>  
84.25 m<sup>2</sup>

(1) Excluding balconies and terraces

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.