



Rectory Road, Dickleburgh - IP21 4NY

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HYBRID ESTATE AGENTS



Rectory Road Dickleburgh, Diss

This WELL PRESENTED DETACHED property offers a fantastic opportunity to own a stunning THREE BEDROOMS house in the heart of the popular village location of DICKLEBURGH. Upon entering, you are greeted by a side porch and entrance hallway with modern KITCHEN/DINING ROOM, a separate sitting room, and THREE AMPLE BEDROOMS as well as the family bathroom, providing a comfortable and spacious living environment for families or couple alike. The property boasts a private SOUTH FACING REAR GARDEN, perfect for enjoying the sun all year round. Off-road parking is conveniently located to the rear of the property, enhancing the ease and accessibility of daily life. In addition, a newly insulated EXTERNAL OFFICE and adjacent store room within the rear garden provides a versatile space for remote working or creative pursuits, adding value to the property's appeal and functionality.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Detached Family Home
- Modern Kitchen/Diner
- Separate Sitting Room
- Three Ample Bedrooms
- Private South Facing Garden
- Off Road Parking To Rear
- Insulated External Office
- Popular Village Location

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

The property is approached via the roadside with a pathway leading to the main entrance door to the front into a useful entrance porch. To the front there is also a pleasant front garden with box hedging and planting as well as space for bins too.

THE GRAND TOUR

Entering via the side porch from the frontage you will find a door to the rear garden as well as a door into the entrance hallway. The side porch provides useful space for white goods and storage.

SETTING THE SCENE

The property is approached via the roadside with a pathway leading to the main entrance door to the front





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The hallway offers stairs to the first floor landing as well as doors to the kitchen and the sitting room. To the rear is the main sitting room overlooking the garden with double doors opening providing plenty of natural light. To the front of the house is the kitchen/dining room which offers a range of modern wall and base level units with wooden worktops over. You will find space for fridge/freezer and dishwasher as well as integrated electric oven and hob with extractor fan over and a space for a generous dining table. The oil fired boiler can also be found within the kitchen. Heading up to the first floor landing you will find various storage cupboards as well as access to the three bedrooms and the family bathroom. The main bedroom to the rear offers plenty of fitted wardrobes and storage as does the third bedroom also to the rear. The family bathroom has been upgraded and offers a modern suit to include a separate shower and bath with W/C and vanity storage hand wash basin.

FIND US

Postcode : IP21 4NY

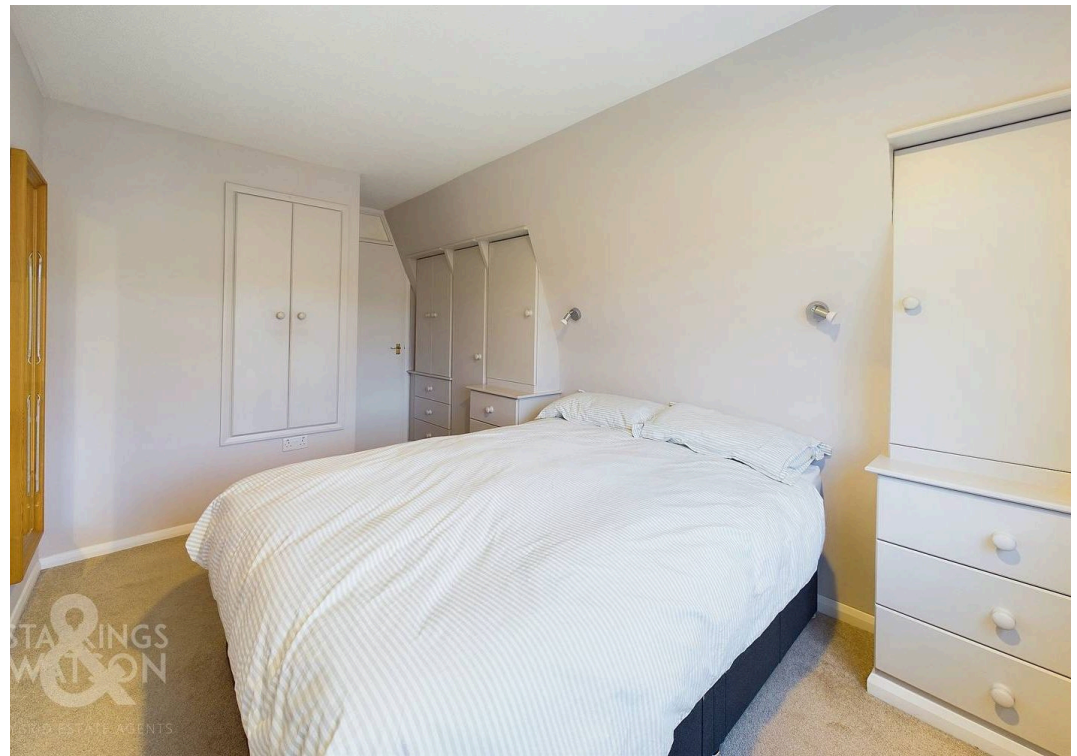
What3Words : ///bulldozer.suffix.going

VIRTUAL TOUR

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

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GARDEN

THE GREAT OUTDOORS The private and sunny rear garden offers a south aspect with a good degree of privacy with the addition of a large decked terrace ideal for outside dining and entertaining. There are steps up to the lawned section with timber fencing enclosing the garden space. A pathway leads to the external timber built office and store room. The external office has been recently converted creating an excellent space for home working with power and light as well as electric heating. Adjacent is the store room which acts as a very useful garden store. There is a gate to the rear of the garden leading onto the parking area.

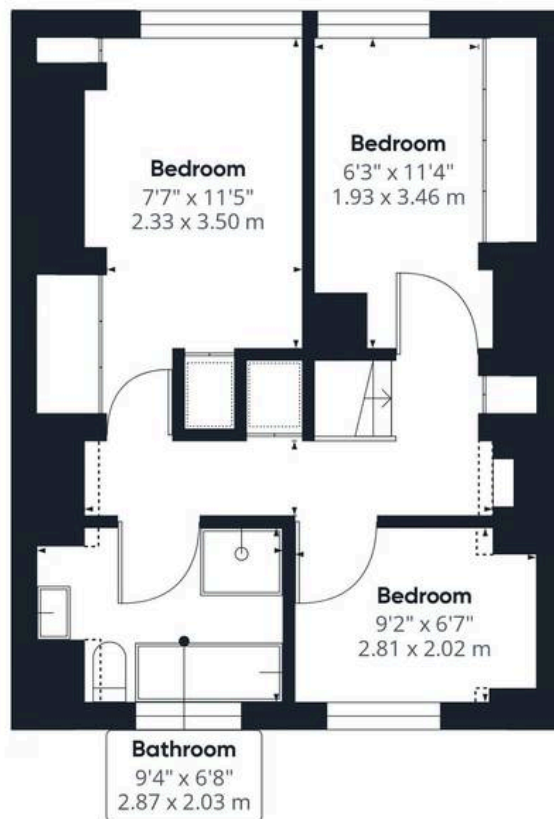
Off street - 1 Parking Space

A hand holding a smartphone displaying the Starkings & Watson virtual tour app. The screen shows a 3D house model, a globe icon, and the text "Enter virtual tour" and "STARKINGS & WATSON". The browser address bar shows "tarkingsandwatson.co.uk".
A QR code is located in the bottom left corner of the phone's screen area.

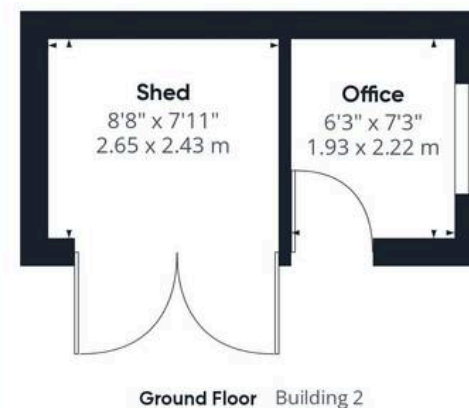
SCAN HERE FOR A VIRTUAL TOUR



Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

916.23 ft²
85.12 m²

Balconies and terraces

186.32 ft²
17.31 m²

Reduced headroom

13.63 ft²
1.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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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.