



Beech Way, Dickleburgh - IP21 4NZ

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## Beech Way

Dickleburgh, Diss

Located in a QUIET and TUCKED AWAY position within the popular village of DICKLEBURGH is this fully renovated DETACHED FAMILY HOME presented in excellent order with additions such as newly installed insulated render, wood burner and loft insulation. Internally the accommodation provides a hall entrance with a sitting room to the rear opening onto the sunny SOUTH FACING GARDEN as well as the WOODBURNER. There is a modernised OPEN PLAN kitchen/dining room to the front fitted in 2025 with integrated appliances. On the first floor there are THREE BEDROOMS and a modernised bathroom. Externally you will find a PRIVATE SOUTH FACING REAR GARDEN kept in good order as well as single garage and parking at the end of the cul-de-sac. The property would make an ideal first time purchase or next step on the ladder.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Detached Family Home
- Quiet Village Location
- Sitting Room With Woodburner
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Private & Sunny Rear Garden
- Garage & Parking
- Easy Access For Diss

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 actually approached from the rear in the main with Beech way winding its way round the back of the house with a garage and parking spot in front at the end of the cul-de-sac. There is a pathway from the rear leading down the side of the house with access to the rear garden via a secure gate with the pathway leading to the front of the house with a pathway leading to the main entrance door. To the front there are pleasant lawns giving a sense of space.



## THE GRAND TOUR

The main entrance door leads into the entrance hall with stairs to the first floor landing. To the right is the main sitting room with wood effect flooring, double sliding doors onto the rear garden and a brick built fireplace housing the woodburner. Accessed via either the hallway or the sitting room is the kitchen/dining room to the front which was re-fitted in 2025 to a good standard. The kitchen offers a range of shaker style units with wood effect worktops over. There are integrated appliances including dishwasher, induction hob, double eye level ovens and space for washing machine and fridge/freezer. To the other end of the room is space for a dining table. Heading up to the first floor landing you will find built in cupboards and loft hatch. To the rear of the house you will find a single bedroom and double bedroom. To the front there is a further single bedroom and a family bathroom which has been tiled with bath and shower over as well as fitted storage.

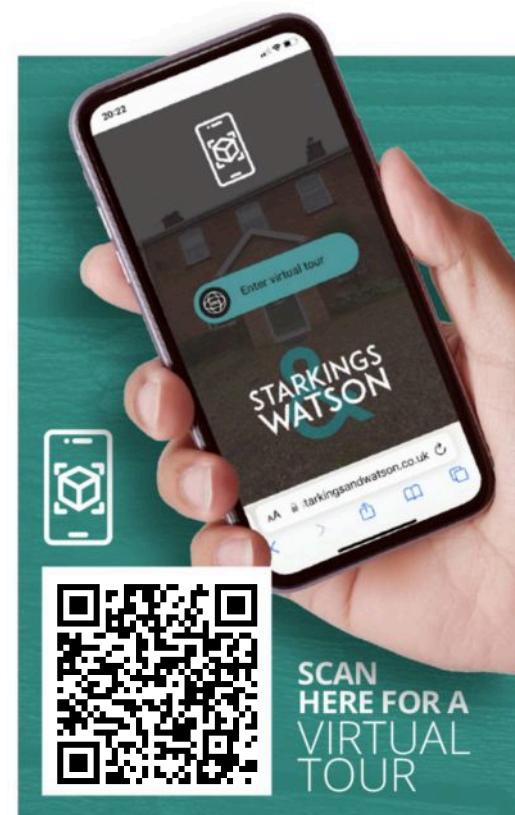
## FIND US

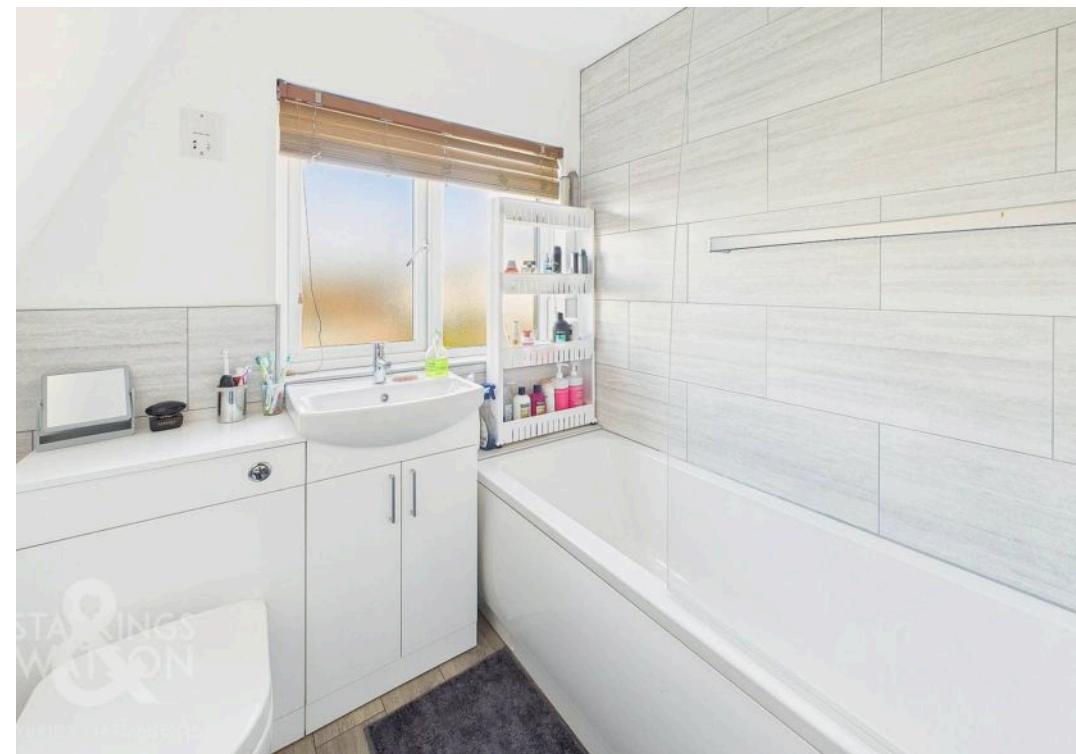
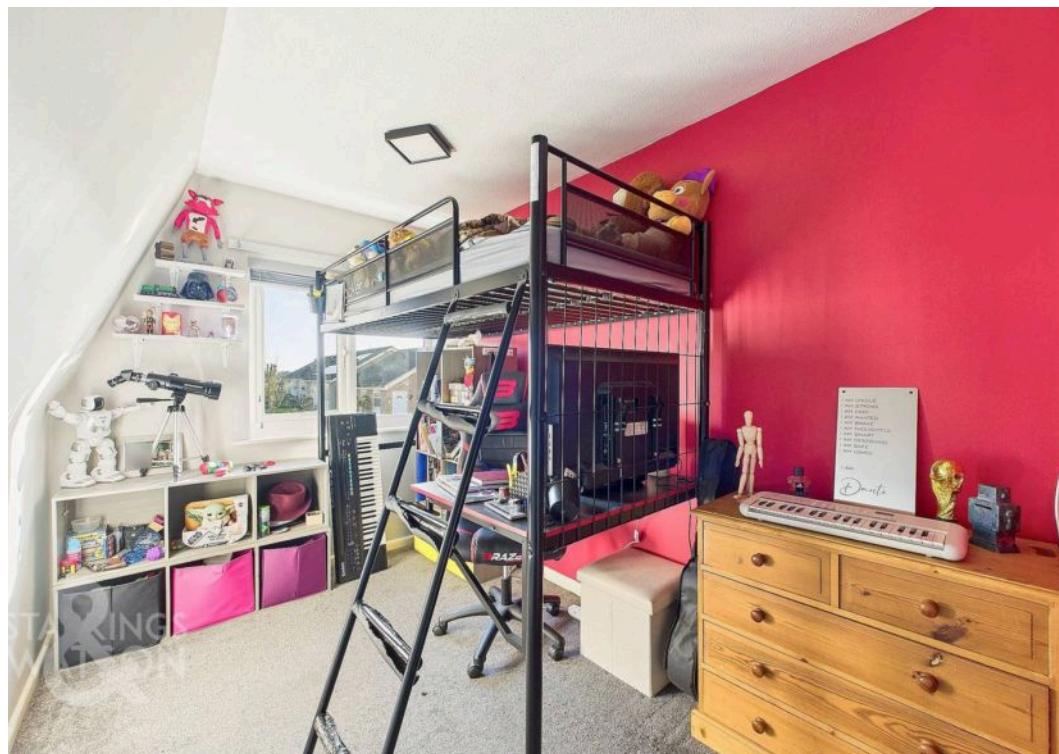
Postcode : IP21 4NZ

What3Words : ///inched.unloads.nurture

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The sunny south facing rear garden offers a paved patio creating the ideal spot for table and chairs with steps up to the lawn and a wood store as well as gated access to the side path. The lawn offers planted borders, timber fencing and brick wall enclosing and a generous timber shed for storage.



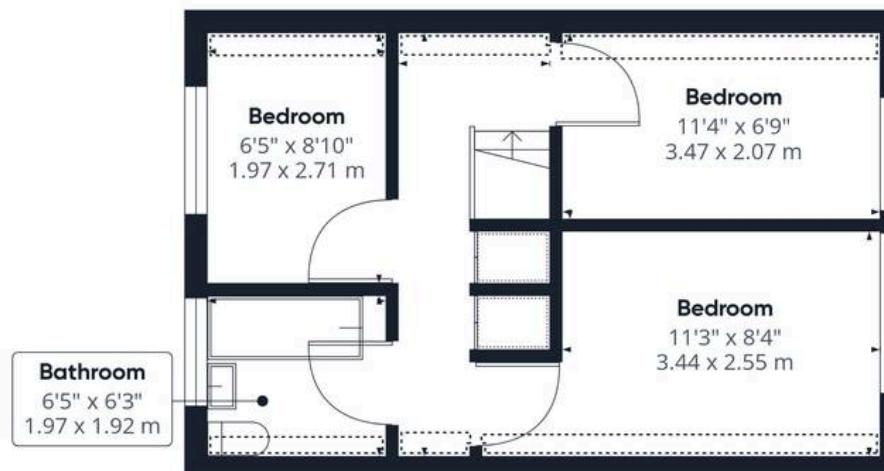


Approximate total area<sup>(1)</sup>

730.1 ft<sup>2</sup>  
67.83 m<sup>2</sup>

Reduced headroom

24.56 ft<sup>2</sup>  
2.28 m<sup>2</sup>



(1) Excluding balconies and terraces

□ Reduced headroom  
(below 1.5m/4.92ft)

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



## 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 and 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.