



Norwich Road, Dickleburgh - IP21 4NR





## Norwich Road

Dickleburgh, Diss

Positioned within the POPULAR VILLAGE of DICKLEBURGH close to DISS, this charming 17TH CENTURY PERIOD SEMI-DETACHED COTTAGE exudes character and history throughout. Listed as Grade II, the property boasts a wealth of original features throughout, creating a warm and inviting ambience. Spanning over 1450 square feet of accommodation in total to include the external studio space (subject to measurement), this enchanting home comprises THREE RECEPTION ROOMS, a spacious kitchen, and a convenient utility room both with TILED UNDERFLOOR HEATING and a cloakroom/WC. Upstairs, THREE AMPLE DOUBLE BEDROOMS and EN-SUITE BATHROOM provide comfortable living spaces for family or guests. Outside, the property truly excels with TWO EXCEPTIONAL EXTERNAL MODERNISED STUDIO ROOMS both with WiFi, power and light and water with the smaller of the two also benefitting from a W/C and WOODBURNER - the ideal space to run a business from home or enjoy creative pursuits. The generous mature gardens envelop the cottage, providing a serene retreat with a good degree of privacy. Ideal for relaxing or entertaining, the well-maintained grounds offer ample space for outdoor activities. To the rear of the property there is also off-road parking.





- Period Semi-Detached Cottage
- Grade II Listed With Character Features Throughout
- Over 1450 SQFT Of Accommodation In Total (stms)
- Three Reception Rooms, Kitchen & Utility
- Three Ample Bedrooms & Two Bathrooms
- Two Excellent External Studio/Home Office Spaces
- Generous Mature Gardens With Good Degree Of Privacy
- Off Road Parking To The Rear

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: G

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

To the front you will find a walled front garden with mature planting and lawns. A pathway leads to the main entrance door to the front whilst a pathway to the side leads through to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front there is a small lobby with access in either direction to reception rooms. Heading to the left is a bay fronted reception with stairs to the first floor, tiled flooring, and a woodburner. To the rear a hallway provides a walk in pantry or storage room as well as access to the kitchen and to the other front reception with exposed timbers, fireplace housing a woodburner and tiled flooring. To the rear accessed via the front reception is the dining room overlooking the garden with exposed timbers, wood flooring and original bread oven. The dining room provides access to the kitchen also found to the rear which is split into two sections. The whole kitchen section offers electric underfloor heating beneath an attractive tiled floor. The first section of the kitchen provides storage as well as space for white goods. There is also access through to the ground floor shower room and utility space again with underfloor heating. The shower room provides a walk in shower, w/c and hand wash basin and behind a set of double doors is an excellent utility area with space and plumbing for white goods. The main section of kitchen offers a range of shaker style wall and base level units with wooden worktops over as well as space for a double freestanding range style oven and integrated dishwasher. There is also a side door leading to the garden.

Heading up to the first floor landing there is a fitted storage cupboard as well as original wooden flooring. To the front there is a double bedroom with exposed timbers and wooden flooring. To the rear, another double bedroom with exposed timbers, wooden flooring and fitted cupboards. The master bedroom can be found at the end of the landing with exposed timbers, wooden flooring, fireplace and access to the en-suite bathroom beyond. The traditional bathroom features a roll top bath, hand wash basin, high level flush w/c, wooden flooring, and a feature fireplace.

## FIND US

Postcode : IP21 4NR

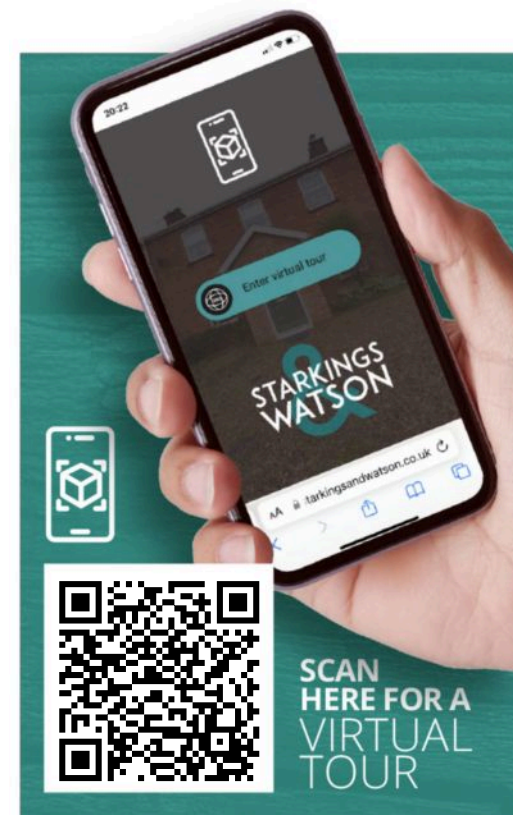
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## VIRTUAL TOUR

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

## AGENTS NOTES

Buyers are advised of the following details; The property is Grade II Listed and is constructed of predominantly timber framed with clay lump and brick additions. There is a right of way to the rear, separate to the property shared with access to the allotments leading to the off road parking space. Services include mains electricity, water and drainage with heating provided by various electric options as well as two wood burning stoves.









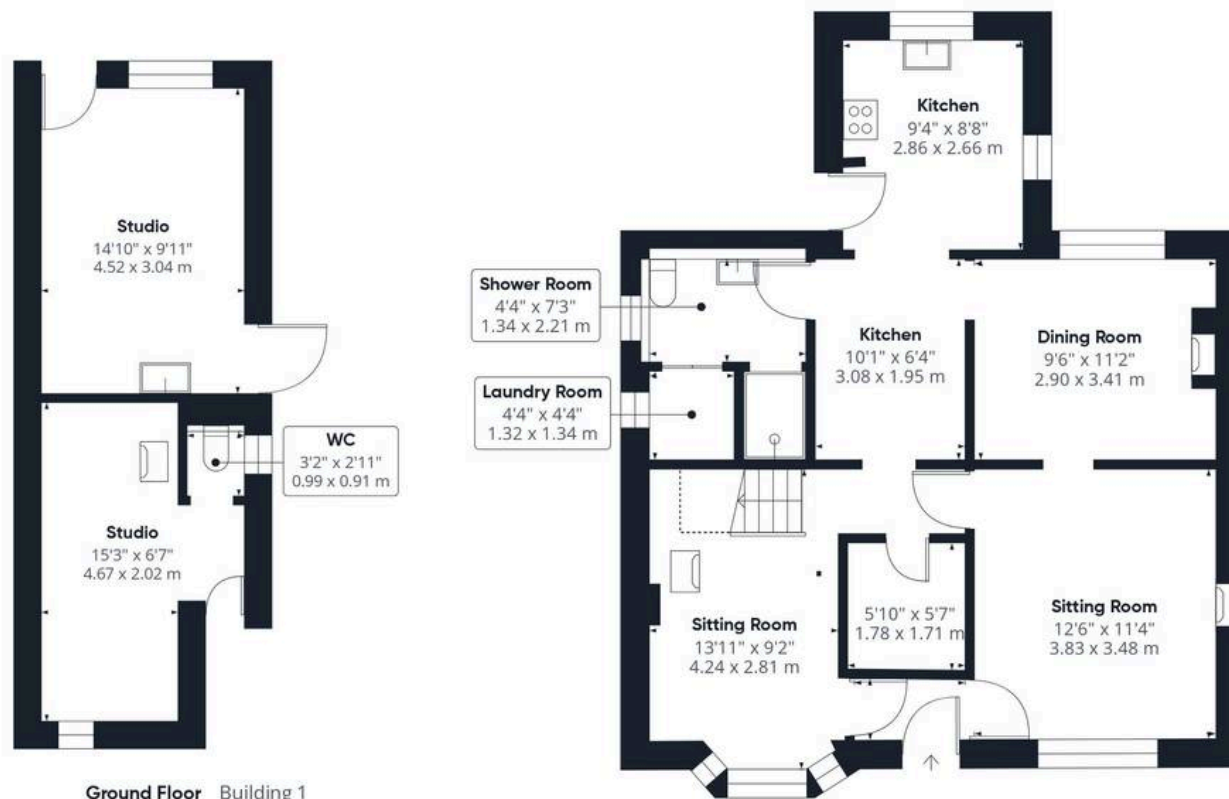


## THE GREAT OUTDOORS

To the rear of the cottage there is a generous garden providing a good degree of privacy. Initially there is a large paved patio with side access to the frontage. A central pathway leads up the main section of garden to the rear with generous lawns either side and wide range of mature trees and shrubs and planting areas. The path leads all the way to the shingled area to the rear of the garden with timber sheds, wood store and gate to the rear parking spot. There is also access to the both the FLEXIBLE EXTERNAL STUDIO SPACES with the first larger one of the two (used as an artists studio) providing power and water as well as ceiling mounted heater and a loft space with extendable ladder. This was converted in 2019 with listed building consent and is clay lump construction like the house. The smaller of the two studios lends itself to more of a home office with its own access, woodburner and W/C. Both have WiFi and could be joined with an internal doorway, depending on use.







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

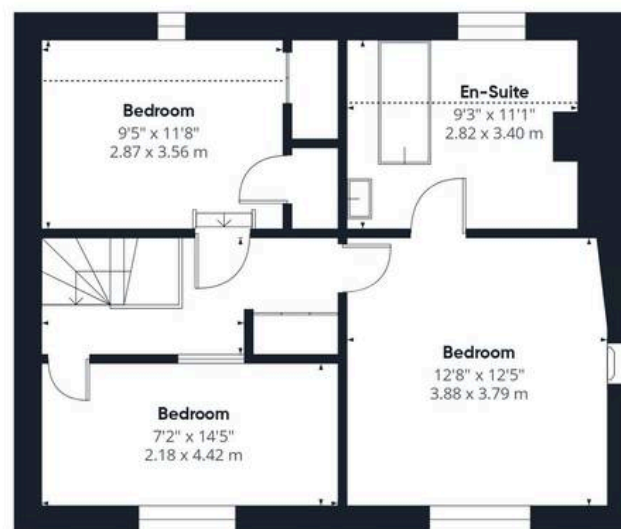
1481 ft<sup>2</sup>

137.7 m<sup>2</sup>

**Reduced headroom**

65 ft<sup>2</sup>

6 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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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.