



Burston Road, Dickleburgh, Diss, Norfolk IP21 4NP

*** OFFERING AN EXPANSE OF LIVING SPACE (BEING APPROXIMATELY 1500 SQ FT) THIS WELL PRESENTED COTTAGE IS BELIEVED TO DATE BACK TO THE LATE 17TH CENTURY IN PARTS * SITUATED IN A MOST PLEASANT POSITION HAVING A WESTERLY RURAL ASPECT OVER THE OPEN COUNTRYSIDE * BOASTING GARDENS OF 0.3 ACRES (STS) AND ONLY TEN MINUTES BY CAR FROM CENTRAL DISS ***

£325,000

Energy Rating - E



Situation

Although the property is within the Dickleburgh area it is actually found on the opposite side of the A140 to the village itself in a secluded rural but yet not isolated position with particularly favourable views to the rear over the open countryside. The village of Dickleburgh has proved to be a popular and sought after location over the years, found close to the beautiful countryside surrounding the South Norfolk border and only 6 miles to the north of Diss. The village has a good range of local amenities and facilities to hand by way of having a village shop/post office, public house, church, garage and well regarded schooling. A further more extensive range of day to day amenities and facilities can be found within the historic market town of Diss also having the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich.

Description

The property comprises of a three bedroom detached cottage which is believed to date back to the late 17th century in parts and in more recent times has been significantly extended at ground floor level offering an expanse of flexible living space. In recent years the current vendors have tastefully upgraded and enhanced the property giving the cottage a most comfortable and pleasing feel within. In essence the accommodation stretches to around 1500 sq ft with predominately most of the living space being at ground floor level. A large bright and airy reception room is found within the original cottage with an attractive focal point being the inglenook style fireplace, with exposed red bricks, bressumer beam and inset cast iron wood burning stove. Further accommodation at ground floor level stretches to a garden room accessed via the main reception room and in turn having views and access onto the rear gardens and patio area, two further reception rooms are found creating a good space for a dining room and separate office area. The third bedroom is found to the front of the property and is of a good double size, to the northern aspect of the property is a particularly large utility room with also direct access and views onto the rear gardens. Within the last few years the kitchen has benefited from being replaced and is still very much in an excellent condition today. There is also the further benefit of a ground floor shower room. At first floor level there are two good size double bedroom and both enjoy from having a double aspect, with views over the rear gardens and fields beyond. Positioned between both the bedrooms is a pleasant size bathroom also having been upgraded in more recent times.

Externally

Externally the cottage is well positioned within its plot with gardens stretching to approximately 0.3 of an acre (sts) and with a hard standing driveway found to the front of the property creates plenty of space for off-road car parking, which in turn leads round to a timber carport attached to the northern aspect of the property. Predominately the gardens are mainly laid to lawn enclosed by established hedging giving a good deal of privacy within. The gardens particularly enjoy a westerly aspect taking in all of the afternoon sun whilst having rural views to the rear over the open countryside.

AGENTS NOTE: The agent advises the vendors have had successful planning permission granted to not only further increase the property's square footage at ground floor level but also to alter the layout. Within this planning permission approved, planning has further been granted for a large double garage/car port to the side. Within the plans for the extension an extra bedroom would be created. For further information regarding this, please contact the selling agent. It should be further noted that the vendors are currently having new double glazed wood casement windows installed to the front of the property which will be done before any completion takes place.

The accommodation in brief comprises: * ENTRANCE HALL * THREE RECEPTION ROOMS * GARDEN ROOM * KITCHEN * UTILITY ROOM * TWO BATHROOMS * THREE BEDROOMS *

The rooms are as follows:

ENTRANCE HALL: (1.82m x 1.64m) (6' x 5' 4") A pleasing first impression providing plenty of space for shoes, coats, boots etc. In turn giving access through to the main reception room. Window to side.

RECEPTION ROOM: (4.99m narrowing to 3.61m x 5.53m) (16' 4" narrowing to 11' 10" x 18' 1") A bright and spacious double aspect room with views to the front and rear of the property. A particular focal point of the room is the inglenook style fireplace with inset cast iron wood burning stove. Exposed red brick and bressumer beam over. The reception room was the original part of the cottage still having exposed timbers and beams. There is access through to the second reception room and also garden room to the side.

GARDEN ROOM: (3.08m x 2.97m) (10' 1" x 9' 8") Located to the rear of the property and having views and access via upvc double glazed French doors onto the rear patio area and gardens beyond.



RECEPTION ROOM TWO/DINING ROOM: (3.22m x 4.13m) (10' 6" x 13' 6") Located within the centre of the property and having views to the side over the rear patio area. Further access given onto the kitchen, utility room, stairs to first floor and reception room three.

RECEPTION ROOM THREE/OFFICE: (3.73m x 2.66m) (12' 2" x 8' 8") A good size room lending itself for a number of different uses and currently used as an office. Window to side. Exposed stud work. Further access to bedroom three.

BEDROOM THREE: (2.68m x 3.31m) (8' 9" x 10' 10") Located to the front of the property and currently used as a bedroom being a good size double bedroom room. Exposed beams.

REAR LOBBY: (2.71m x 1.24m) (8' 10" x 4') Providing access to the kitchen, utility room and ground floor shower room.

BATHROOM/SHOWER ROOM: (1.63m x 1.34m) (5' 4" x 4' 4") Aspect to rear. Comprising of built-in shower, low level wc and corner wash hand basin.

UTILITY: (separated into two areas) (3.09m x 2.50m, further extending to 2.69m x 1.77m) (.29' 6" x 8' 2", further extending to 8' 9" x 5' 9"). Utility room provides access onto the rear gardens/northern aspect. Having a good range of built-in storage cupboard units, housing the oil fired central boiler, work top with inset Butler sink.

KITCHEN: (4.40m x 2.73m) (14' 5" x 8' 11") Located at the rear of the property with views and access onto the rear gardens. Having attractive pan tiled flooring, extensive range of built-in unit cupboard space.

FIRST FLOOR LEVEL:

LANDING: Giving access to the bathroom and two bedrooms.

BATHROOM: (1.69m x 2.11m) (5' 6" x 6' 11") Located to the front of the property. Comprising of low level wc, wash hand basin and bath with electric shower over.

BEDROOM ONE: (3.79m x 2.92m) (12' 5" x 9' 6") A bright and spacious double aspect room with views to the front and rear of the property. Having built-in storage cupboard space either side of the chimney breast. Further storage space in eaves to side.

BEDROOM TWO: (3.35m x 3.96m) (11' x 13') Another bright and spacious double aspect room also having views to the front and rear of the property. Two built-in storage cupboard space with further storage in the eaves.

OUR REF: 6801. **VIEWINGS:** Strictly by appointment by Whittley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

DIRECTIONS: From our Diss office proceed to the top of the hill turning left onto Denmark Street. Proceed to the end of Denmark Street and on reaching the roundabout take your first exit left onto the A1066/Park Road. Continue along the A1066 proceeding east out of Diss and on reaching the roundabout at the A140. At the roundabout take your first exit left heading north along the dual carriageway for the A140. Continue along the dual carriage way and on reaching the next roundabout proceed straight over. After proceeding over the roundabout take your first proper turning left onto Dickleburgh road signposted towards Shimpling/Burston. Onto turning onto this road take your first turning left onto Shimpling road/Burston road. Proceed along this small country lane for a couple of hundred meters where the property will be located on the right hand side.

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Total area: approx. 134.3 sq. metres (1445.4 sq. feet)
 Not to scale – for identification purposes only. Produced for Whitby Parish Estate Agents.
 Plans produced using The Mobile Agent

