



## Harvey Lane, Dickleburgh, Diss, IP21 4NL

**Guide Price £250,000 - £270,000**

THIS SUBSTANTIAL AND SPACIOUS HOUSE OFFERS DUAL LIVING POTENTIAL BY WAY OF HAVING A FULLY INTEGRATED ANNEXE ACCOMMODATION AND OFFERING OVER 1300 SQ FT OF VERSATILE LIVING ACCOMMODATION. NO ONWARD CHAIN.

- Over 1300 sq ft
- 4/5 bedrooms
- Off-road parking
- Freehold
- Integrated annexe accommodation
- Single garage
- Council Tax Band C
- Energy Efficiency Rating D.





## Property Description

### Situation

Located close to the centre of the village, the property is found in a pleasing situation on the edges of a small and quiet close having a pleasing outlook to the front over the open rural countryside. The traditional Norfolk village of Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk countryside close to Dickleburgh Moor with outstanding views and many countryside walks to hand. Over the years the village has proved to have been a sought after and popular location still retaining a good range of local amenities and facilities by way of having a village shop, post office, convenience store, public house, bus service, fish and chip shop, fine church, garaging and well regarded schooling with an Ofsted outstanding rating.

### Description

The property comprises of a 4/5 bedroom semi-detached house believed to have been built in the late 1970s and of traditional brick and block cavity wall construction under an interlocking tiled roof and heated by an oil fired boiler via radiators. Over the years the property has been extremely well maintained, upgraded, enhanced and extended by the current vendor. In 2014 there was the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, the installation of 12 solar panels providing reduced rates and feeding back into the grid. At ground floor level there is an expanse of versatile living space by way of there being an integrated annexe accommodation offering dual living and as seen on the floor plans can be a completely self-contained unit if required.

### Externally

The property enjoys a pleasing corner plot position with gardens to the front and side access leading round to the rear gardens which have been landscaped for ease of maintenance being predominantly paved and housing a large summer house, timber shed and greenhouse. Taking a part westerly aspect and enjoying the afternoon sun. To the rear boundaries a gate gives access to the off-road car parking space upon a concrete driveway leading up to the single garage measuring 8' 1" x 14' 4" (2.48m x 4.38m) and with electric up and over door to front, personnel door to side and power/light connected.

**ENTRANCE HALL:** 3' 6" x 6' 10" (1.08m x 2.10m) Access via a newly fitted composite double glazed door to front. Window to front. Good space for shoes and coats etc. Secondary door giving access through to the reception room.

**RECEPTION ROOM:** 17' 6" x 14' 7" (5.34m x 4.46m) Maximum measurements including stairs rising to first floor level. Found to the front of the property and flooded by plenty of natural light by way of having a southerly aspect. Particular focal point of the room is the York stone fireplace with inset electric fire. Secondary door giving access through to the kitchen/diner.

**KITCHEN/DINER:** 8' 11" x 14' 7" (2.72m x 4.46m) Found to the rear of the property and being a spacious size room with an extensive range of wall and floor units with marble effect roll top work surface over. Inset four ring electric touch hob to side with extractor above and double oven below. Inset stainless steel sink with drainer and mixer tap above. Built-in storage cupboard under stairs. Secondary door giving access to the inner hall.

**INNER HALL:** 11' 11" x 2' 11" (3.64m x 0.89m) Extending to 5' 6" x 6' 5" (1.70m x 1.97m) Built-in storage cupboard to side. Further

access onto the rear gardens via a composite door to rear. Further access to...

**UTILITY/SECOND KITCHEN:** 8' 3" x 5' 10" (2.52m x 1.80m)

Positioned to the rear of the property and currently used as a utility room, however could serve well as a kitchen if required/desired. Stainless steel sink and drainer to side, work surface over and space and plumbing for automatic washing machine, tumble dryer etc.

**BATHROOM:** 5' 4" x 7' 7" (1.64m x 2.33m) With frosted window to the side aspect. Comprising of a matching suite in a good condition with bath, low level wc and hand wash basin.

**RECEPTION ROOM TWO:** 13' 7" x 8' 4" (4.16m x 2.55m) A double aspect room found to the front of the property currently used as a formal dining room, however would serve well as a second lounge for annexe accommodation.

**RECEPTION ROOM THREE/GROUND FLOOR BEDROOM:** 9' 10" x 8' 8" (3m x 2.65m) Found to the front of the property and currently used as an office, however could serve as a ground floor bedroom if required.

**FIRST FLOOR LEVEL: LANDING:** 12' 1" x 5' 9" (3.69m x 1.77m)

Access to loft space above. Built-in airing cupboard to side.

Access to the four bedrooms and bathroom.

**BATHROOM:** 5' 5" x 5' 10" (1.66m x 1.78m) With frosted window to the rear aspect. Comprising of a tiled shower cubicle, vanity hand wash basin with storage below and low level wc. Part tiled.

**BEDROOM ONE:** 13' 2" x 7' 8" (4.03m x 2.35m) Found to the front of the property and enjoying elevated views over the open rural countryside to a southerly aspect. A large double bedroom with double doors opening through to bedroom three.

**BEDROOM TWO:** 13' 1" x 8' 3" (4.0m x 2.54m) Found to the rear of the property and again being another generous bedroom with fitted storage units.

**BEDROOM THREE:** 8' 3" x 6' 7" (2.53m x 2.01m) Found to the front of the property, being a spacious single bedroom with double doors opening through to the master bedroom.

**BEDROOM FOUR:** 9' 6" x 17' 5" (2.9m x 5.31m) Potentially could be converted to a fourth bedroom if required, currently used as an office. Two skylights to rear aspect.

**OUR REF:** 7068



## Viewing Arrangements

Strictly by appointment

## Contact Details

4-6 Market Hill

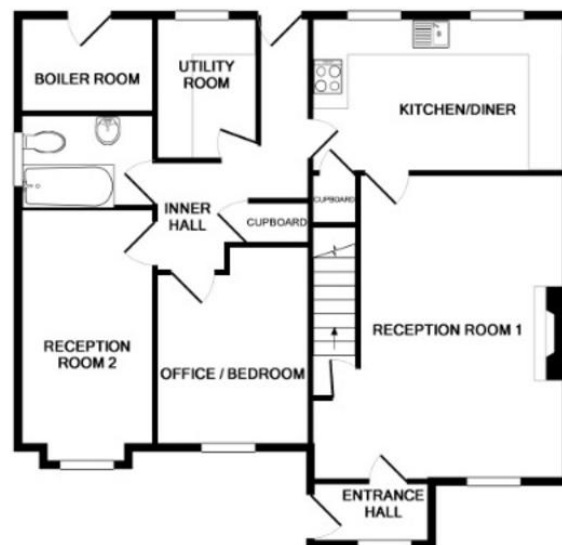
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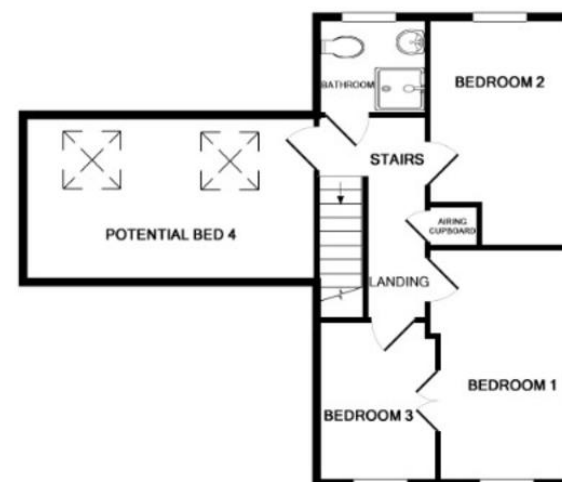
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



GROUND FLOOR  
APPROX. FLOOR  
AREA 830 SQ. FT.  
(77.1 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 549 SQ. FT.  
(51.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 1378 SQ. FT. (128.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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