



Crown Close, Dickleburgh, Diss, IP21 4NA

Guide Price £300,000

FOUND WITHIN A SMALL AND INDIVIDUAL CLOSE, THIS MOST SPACIOUS (OVER 1,000 SQ FT) THREE BEDROOM DETACHED HOUSE BENEFITS FROM THREE DOUBLE BEDROOMS, EN-SUITE TO MASTER BEDROOM, DETACHED GARAGE AND PART WESTERLY FACING REAR GARDENS. NO ONWARD CHAIN.

- Detached garage with home office
- Over 1,000 sq ft
- No onward chain
- Freehold
- En-suite to master bedroom
- 3 double bedrooms
- Council Tax Band D
- Energy Efficiency Rating D.



Property Description

Situation

Located within the centre of the village, the property enjoys a pleasing situation found within a small executive close comprising of some five or so similar attractive properties. The traditional and well served village of Dickleburgh is steeped in history having proved to have been a popular and sought after location over the years found on the south Norfolk borders some 5 miles to the north of Diss. The village still retains an excellent range of local amenities and facilities by way of having a village shop/convenience store/post office, public house, fine church, garage and Ofsted rated schooling. A more extensive and diverse range of amenities and facilities can be found within the historic market town of Diss along with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

Description

The property comprises a three bedroom detached house having been built in 2005 by respect developers Oakwood Homes and of timber construction under a pitched interlocking tiled roof and with pleasing colour wash rendered elevations (having been recently redecorated externally in the last two years), wood casement double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Internally the accommodation is well laid out offering well-proportioned rooms all flooded by plenty of natural light and in essence the accommodation stretches to the regions of 1,000 sq ft with particular notice drawn to the three bedrooms at first floor level all being good double bedrooms. All flooring throughout the property has been replaced within the last two years.

Externally

The property is set back within the close upon a corner plot position with the benefit of off-road parking to the front upon a paved driveway leading up to the detached garage (with double doors to the front, power/light connected and partition walling with office space to rear, overall measurements 19' 9" x 10' 4" (6.04m x 3.17m) with office area measuring 10' 1" x 10' 4" (3.08m x 3.17m) with power/light connected and personnel door to side, storage space within eaves). The main gardens lie to the rear and are of a generous size having a good deal of privacy/seclusion within. Predominantly the gardens are laid to lawn with a large raised decking area abutting the rear of the property creating an excellent space for alfresco dining.

The rooms are as follows:

ENTRANCE HALL: 6' 9" x 5' 11" (2.07m x 1.81m) A pleasing spacious first impression with new flooring flowing through, six panel internal doors giving access to the reception rooms and wc. Stairs rising to first floor level.

WC: 6' 7" x 2' 10" (2.02m x 0.87m) Having been recently replaced with hand wash basin over vanity unit, tiled splashbacks and low level wc in white.

RECEPTION ROOM ONE: 19' 2" x 12' 1" (5.85m x 3.70m) A bright and spacious double aspect room with window to front and French doors to rear leading onto the raised decking area. Particular focal point being the inglenook style fireplace with exposed red brick rising.

RECEPTION ROOM TWO: 9' 6" x 10' 2" (2.91m x 3.10m) With window to front serving well as a formal dining room with access leading to the kitchen.

KITCHEN: 9' 3" x 10' 1" (2.83m x 3.08m) With window to the rear aspect. Having been recently replaced in 2019, the kitchen is in an excellent condition offering a good range of wall and floor units with wood effect roll top work surfaces, electric range to side, inset sink, fitted dishwasher, American style freestanding fridge/freezer, washer/dryer, tiled splashbacks.

UTILITY: 5' 6" x 5' 11" (1.69m x 1.81m) Found to the rear aspect of the property and with door giving external access onto the rear gardens, work surface to side and fitted washing machine and American style fridge/freezer (included within the sale).

FIRST FLOOR LEVEL: 8' 4" x 9' 2" (2.55m x 2.80m) With window to rear, six panel internal doors giving access to the three bedrooms and bathroom. Built-in airing cupboard to side housing the hot water cylinder.

BEDROOM ONE: 10' 5" x 15' 5" narrowing to 12' 1" (3.19m x 4.70m narrowing to 3.69m) With window to front, a generous size master bedroom having the luxury of en-suite facilities.

EN-SUITE: 5' 2" x 5' 10" (1.59m x 1.79m) With frosted window to front being a replaced matching suite (within the last two years) in white with tiled shower cubicle (double headed shower over), low level wc and hand wash basin.

BEDROOM TWO: 10' 8" x 10' 2" (3.26m x 3.10m) With window to front being a generous double bedroom with double built-in storage cupboard to side.

BEDROOM THREE: 8' 4" x 12' 2" (2.55m x 3.71m) With window to rear and although being the smaller of the three bedrooms still a generous double bedroom.

BATHROOM: 7' 7" x 6' 10" (2.32m x 2.10m) With frosted window to rear being a replaced suite (within the last two years) in white, fully tiled, roll top bath with claw feet and shower attachment, low level wc and hand wash basin.

VIEWINGS: Strictly by appointment with Whittleby Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

OUR REF: 7772



Viewing Arrangements

Strictly by appointment

Contact Details

4-6 Market Hill

Diss

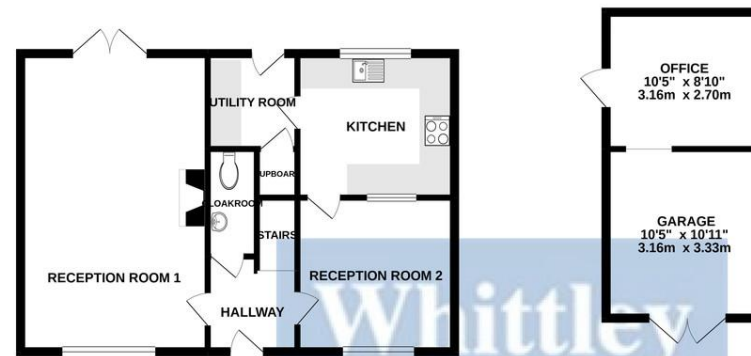
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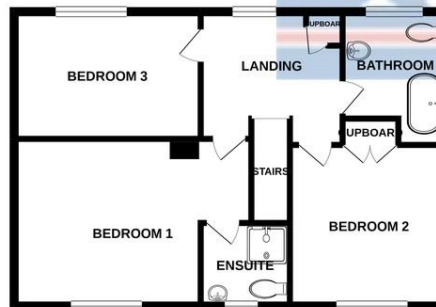
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their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

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



OFFICE
10'5" x 8'10"
3.16m x 2.70m

GARAGE
10'5" x 10'11"
3.16m x 3.33m

TOTAL FLOOR AREA : 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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