



Rectory Road, Dickleburgh, Diss, IP21 4PB

Guide Price £230,000 - £250,000

HAVING BEEN SIGNIFICANTLY ENHANCED AND UPGRADED THIS SPACIOUS THREE BEDROOM HOUSE IS PRESENTED IN A MOST EXCELLENT DECORATIVE ORDER THROUGHOUT. BOASTING A LARGE PLOT AND BEAUTIFUL RURAL VIEWS OVER DICKLEBURGH MOOR.

- Beautiful rural views
- Much enhanced and upgraded
- Replaced kitchen and bathroom
- Walking distance to amenities
- Over 900 sq ft
- Council Tax Band B
- Freehold
- Energy Efficiency Rating D.



Property Description

SITUATION

Found in a most favourable position the property in question enjoys a beautiful rural outlook to the rear over Dickleburgh Moor and surrounding un-spoilt rural countryside, whilst being within walking distance to the heart of the village. Dickleburgh is a traditional and attractive village steeped in history and has proved to have been a popular and sought after location over the years found on the south Norfolk borders and just some five miles or so to the north of Diss. The village offers an excellent range of local amenities and facilities by way of having a village shop/convenience store/post office, public house, church, garage and Ofsted outstanding rated schooling. A further more extensive range of amenities and facilities can be found within the historic market town of Diss with their being 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 semi-detached house having been built in the 1970's and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by a modern oil fired central heating boiler via radiators. In essence the accommodation stretches to over 900 sq ft with well-proportioned rooms and a particularly high specification of finish having only been more recently enhanced and upgraded with particular notice drawn to the kitchen and bathroom suite.

EXTERNALLY

The property is approached via a long shingle driveway giving extensive off-road parking for a number of cars leading up to the house. With good side access the rear gardens are found being of a generous size again and predominantly laid to lawn. To the rear boundaries a raised decking area creates excellent space for alfresco dining backing onto the open rural fields.

The rooms are as follows

ENTRANCE HALL: 7' 3" x 5' 4" (2.22m x 1.63m) Access via upvc double glazed door to front, good space for shoes and coats etc. Stairs rising to first floor level. Internal access to the reception room.

RECEPTION ROOM: 14' 4" x 11' 8" (4.38m x 3.58m) With window to the front aspect and arch to rear connecting through to the kitchen/diner. A focal point to side being the feature fireplace with inset electric fire, wood mantle surround and marble hearth.

KITCHEN/DINER: 11' 0" x 15' 0" (3.37m x 4.59m) Found to the rear aspect of the property and having views and access through the conservatory and gardens beyond. The kitchen is of a high specification offering a good range of wall and floor unit cupboard space with solid oak work surfaces and integrated appliances with four ring electric touch hob with double oven below and extractor above, fitted fridge/freezer and dishwasher. Inset porcelain sink with mixer tap over. Large

built-in pantry cupboard to side.

CONSERVATORY: 12' 1" x 12' 1" (3.69m x 3.70m) Found to the rear aspect of the property being an upvc double glazed conservatory extension upon a brick base with access onto the rear gardens. Built-in storage cupboard to side and further access to the cloakroom/wc.

CLOAKROOM/WC: 6' 8" x 2' 4" (2.04m x 0.73m) With frosted window to side and comprising of a low level wc and wash hand basin. Space to side for washing machine and tumble dryer.

FIRST FLOOR LEVEL:

LANDING: 8' 10" x 6' 2" (2.71m x 1.88m) With window to the side aspect and replaced panelled internal doors giving access to the three bedrooms and bathroom. Built-in airing cupboard to side. Access to loft space above.

BEDROOM ONE: 13' 5" x 8' 6" (4.10m x 2.60m) A spacious master bedroom found to the front of the property and with the benefit of two double built-in storage cupboards to side.

BEDROOM TWO:

9' 8" x 8' 6" (2.97m x 2.61m) With window to the rear aspect and having elevated views over the rear gardens and Dickleburgh Moor beyond. Another good double bedroom with two double built-in storage cupboards to side.

BEDROOM THREE: 10' 5" x 6' 2" (3.20m x 1.90m) With window to the front aspect and being a spacious single bedroom.

BATHROOM: 6' 0" x 6' 2" (1.85m x 1.89m) With frosted window to rear and comprising of a replaced matching suite in white with panelled bath, shower over, low level wc and wash hand basin. Heated towel rail to side.

OUR REF: 7468



Viewing Arrangements

Strictly by appointment

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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.

