



Rectory Road, Dickleburgh, Diss, IP21 4PB



Asking Price Of £305,000

Rectory Road, Dickleburgh

Key Features

- Secluded individual position
- Southerly facing rear gardens
- Over 1700 sq ft
- Garage
- Walking distance to facilities
- No onward chain
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D

Located within this favourable village, the property is found in a pleasing individual position set back off the road and still within walking distance of amenities/facilities and open rural countryside. The traditional village of Dickleburgh lies 5 miles to the north of Diss within the beautiful countryside on the south Norfolk borders. Over the years the village has proved to have been a sought after location still retaining a good infrastructure by way of having village shop, post office, convenience store, bus service to Diss and Norwich, fish and chip shop, fine church and garage. A more extensive and diverse range of amenities and facilities can be found within Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a four bedroom detached house having been individually built and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof. Internally the property offers well proportioned rooms all flooded by plenty of natural light with a good deal of versatile living space in the regions of 1,700 sq ft.

Externally the property is set back off the road approached via a brick weave driveway leading up to the house and attached garage (attached to property in question measuring 20' 10" narrowing to 8' 3" x 19' 7" narrowing to 12' 10" (6.37m narrowing to 2.53m x 5.98m narrowing to 3.93m with electric roller door to front, power/light connected and personnel door giving internal access to the property). The main gardens are found to the rear and of a most generous size being well established and offering a good deal of privacy/seclusion within. The gardens enjoy a southerly aspect taking in all of the afternoon and evening sun.



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The rooms are as follows:

ENTRANCE PORCH: 12' 3" x 5' 1" (3.74m x 1.55m)

Access via upvc double glazed French doors to front. Pamment tiled flooring flowing through. Replaced oak internal doors giving access to the reception hall and garage.

RECEPTION HALL: 12' 3" x 10' 10" (3.74m x 3.32m)

A most pleasing first impression with parquet flooring and internal access to the reception rooms, kitchen, wc and stairs rising to first floor level.

CLOAKROOM/WC: 7' 1" x 5' 1" (2.17m x 1.56m)

With frosted window to rear comprising of a low level wc, hand wash basin over vanity unit and the benefit of a built-in storage cupboard beneath stairs.

RECEPTION ROOM ONE: 19' 10" x 10' 11" (6.07m x 3.34m)

With upvc double glazed sliding doors to rear giving views and access onto the rear gardens. A focal point of the room is the open fireplace with wood mantle surround and marble hearth. Arch to side giving access through to the garden room.

GARDEN ROOM: 8' 1" x 8' 5" (2.47m x 2.58m)

Found to the front aspect of the property lending itself for a number of different uses.

RECEPTION ROOM TWO: 8' 6" x 10' 11" (2.61m x 3.35m)

With window to the side aspect and currently used as a formal dining room running adjacent to the kitchen.

KITCHEN: 10' 10" x 10' 11" (3.31m x 3.34m)

With window to the rear aspect and upvc door to side giving external access. The kitchen offers a good range of wall and floor units with marble effect roll top work surfaces, inset four ring electric hob with extractor above and oven below. Inset one and half bowl sink with drainer and mixer tap. Space/plumbing for automatic washing machine or dishwasher etc.

FIRST FLOOR LEVEL: LANDING: Giving access to the four bedrooms and family bathroom. Built-in storage cupboard to side.

Access to loft space above.

BEDROOM ONE: 20' 0" x 10' 11" (6.10m x 3.34m)

A particularly spacious master bedroom flooded by plenty of natural light due to a double aspect. Built-in shower cubicle to side.

BEDROOM TWO: 9' 4" x 8' 10" (2.87m x 2.71m)

With frosted window to front and being a double bedroom with double built-in storage cupboard to side.

BEDROOM THREE: 7' 9" x 10' 11" (2.37m x 3.34m)

With window to rear aspect and having elevated views over the rear gardens. Double built-in storage cupboard to side.

BEDROOM FOUR: 9' 0" narrowing to 7' 0" x 10' 9" (2.75m narrowing to 2.14m x 3.29m) With window to the front aspect currently used as an office, however lends itself for a bedroom if required.

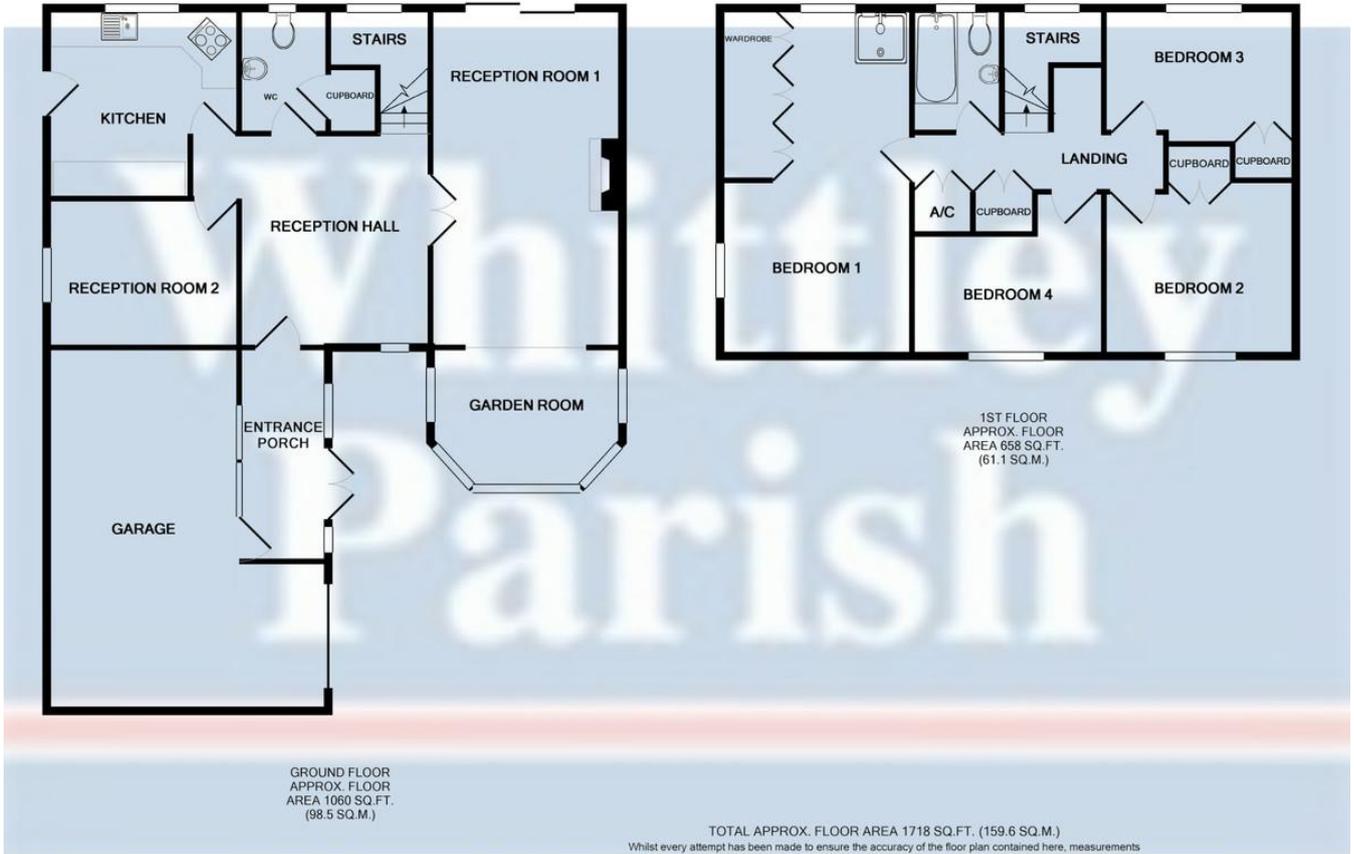
BATHROOM: 7' 1" x 5' 1" (2.17m x 1.55m)

With frosted window to rear comprising of a matching suite with panelled bath with shower over, low level wc and hand wash basin.

OUR REF: L0676



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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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