

Harvey Lane,
Dickleburgh,

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ESTATE AGENTS

An immaculate 2 bedroom detached bungalow located on the outskirts of this popular village with ample off road parking and an attached garage situated on a good size plot with field views to the front with double glazed windows, doors and a newly fitted kitchen and new internal and external doors

The accommodation briefly comprise

- Entrance Porch
- Lounge/diner
- Kitchen
- 2 bedrooms
- Bathroom
- Attached garage

Location

The village of Dickleburgh has a village shop & post office, public house and highly regarded primary school. Further facilities are located within the market towns of Harleston and Diss including a Tesco, Budgens, Morrison, W H Smith, Carphone Warehouse, Beales and Boots. Both towns also retain a number of independent bakers, butchers, gift shops, cafes, restaurants and public houses. Diss itself has a mainline train station to London Liverpool Street and Norwich. The surrounding towns of Harleston, Diss & Long Stratton all have schooling up to GCSE level with further education available at a number of local sixth form schools.



The property

There is a front door to the entrance porch with a further door to the lounge/diner with window to the front overlooking the fields and a solid fuel burner with back boiler. A further door leads you to the inner hall with the rest of the rooms off. The kitchen has been fitted with a good range of modern units with worktop surround with a single drainer stainless steel sink inset and ample room for modern appliances, a door and window to the rear. The bathroom has a modern three piece suite with a panelled bath low level wc and wash had basin with part tiled walls. Bedroom one is to the front again with field view. Bedroom two is to the rear and overlooks the lovely rear garden.





Outside

The property is approached via a large gravelled driveway with ample car parking which leads to the attached garage with an up and over door with power and light connected. There is double side access to the lovely rear garden which has an abundance of well stocked flower and shrub borders being enclosed by fencing and hedge to the rear. To the rear of the kitchen is a patio area ideal for al fresco dining.

Fixtures and Fittings: All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services: Mains electric, water and drainage. Central heating is via night storage heaters and solid fuel burner with a back boiler heating to radiators and providing hot water.

Energy Performance Rating: TBA

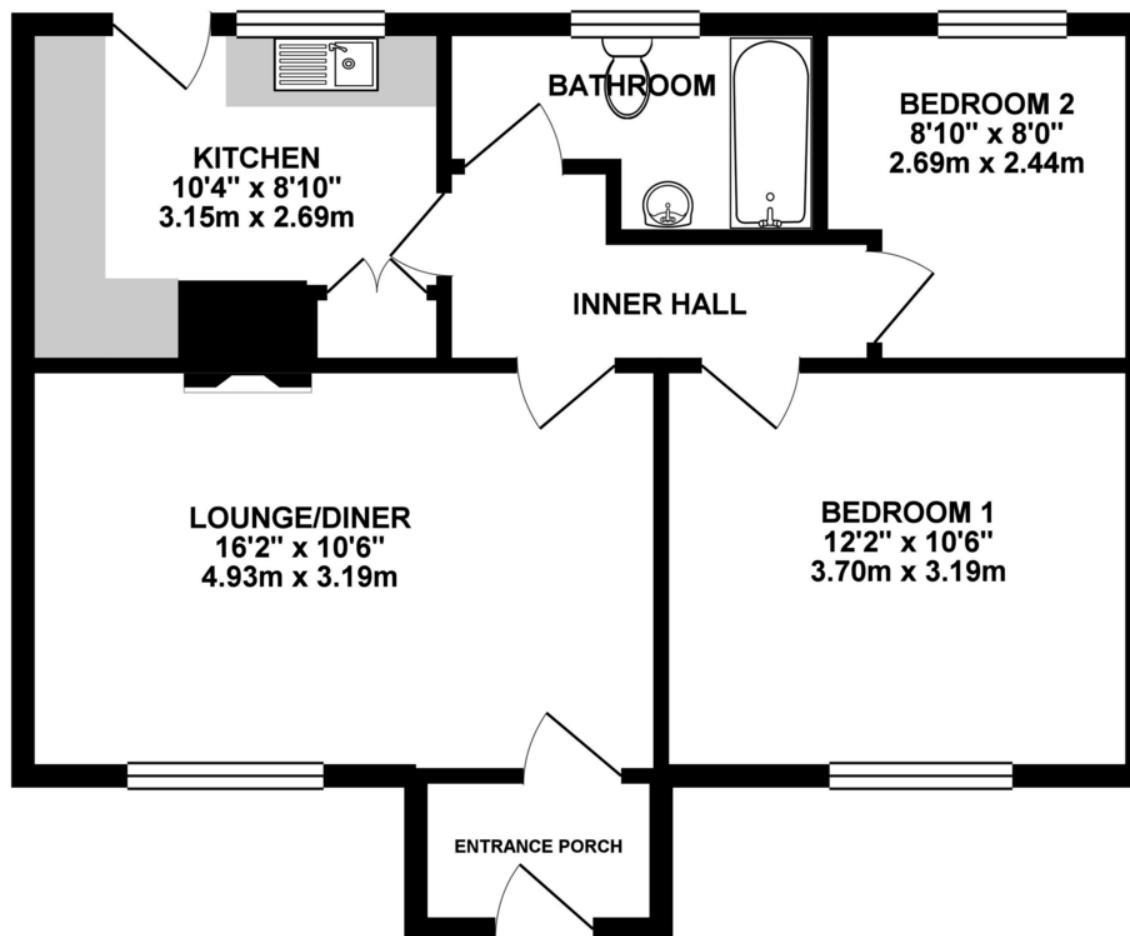
Local Authority: South Norfolk Tax Band: "C"

Postcode: IP21 4NL

Agents Note: It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure: Vacant possession of the freehold will be given on completion.

GROUND FLOOR 568.35 sq. ft.
(52.80 sq. m.)



To arrange a viewing please call us on 01379 644822

OFFICES THROUGHOUT NORFOLK AND SUFFOLK

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.