



Norwich Road | Dickleburgh | IP21 4NR  
Asking Price £295,000

twgaze



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Attractive thatched cottage with highly detailed finishing throughout. Impressive, extended kitchen/diner with glazed lantern. Sitting room with wood burning stove. Landscaped gardens. Detached garage with storage level above. Must be viewed!

- Attractive Grade II listed thatched cottage
- Great blend of 'new meets original' with extended kitchen/diner
- Lantern skylight and bi-folding doors
- Exposed brick chimney breast with woodburner
- Beautifully finished throughout
- Bakelite-style switches, exposed timbers and other features
- Detached garage with first floor storage space with Velux windows
- Located within the village centre

## Location

The cottage is found within the centre of Dickleburgh, just a 'stone's throw' from a convenience store, public house and takeaway. Five miles to the south is the historic Norfolk/Suffolk border town of Diss. The town provides an excellent range of facilities including supermarkets, a wide array of independent shops, health centre facilities, schooling up to sixth form level and a variety of community activities and sports facilities. Diss benefits from a mainline rail service giving easy access to Norwich to the north in 20 minutes and London Liverpool Street to the south in around 90 minutes. The beautiful coastal areas of Norfolk and Suffolk can be reached within an hour by car and The Norfolk Broads, an area of outstanding natural beauty, is slightly closer.







### The Property

Neatly thatched and Grade II listed, the cottage has been sympathetically refurbished over recent years. This home has a warm, cosy feel, whilst retaining its original beams and features throughout. There is a high quality finish throughout the property, with engineered oak flooring and numerous Bakelite-style switches and cleverly placed lighting on both floors to name just a few of the finer details. The accommodation holds a lovely seamless blend of 'new meets original', mainly demonstrated by the 20' 'wow' factor fitted kitchen/diner with bi-folding doors onto the patio and the large, lantern skylight which fills the room with plenty of natural light. A first floor landing leads to two bedrooms. The cottage is ideal for a single or couple seeking the country/village lifestyle or perhaps a holiday bolthole.

### Outside

The fenced enclosed lawn and pathway to front leads to the entrance door. The rear garden is fenced, well lit and fully enclosed, with further lawn and herbaceous borders to the sides. Bi-folding doors open onto the patio area, resulting in a great place to enjoy alfresco dining in the warmer months. A recently built detached brick and timber clad garage allows for secure parking. There are internal stairs up to a first floor level with spotlights - an excellent storage space.

### Services

Mains electricity, water and drainage are connected. Central heating system with electric boiler and radiators.

### Viewing

By appointment via TW Gaze

### How to get there

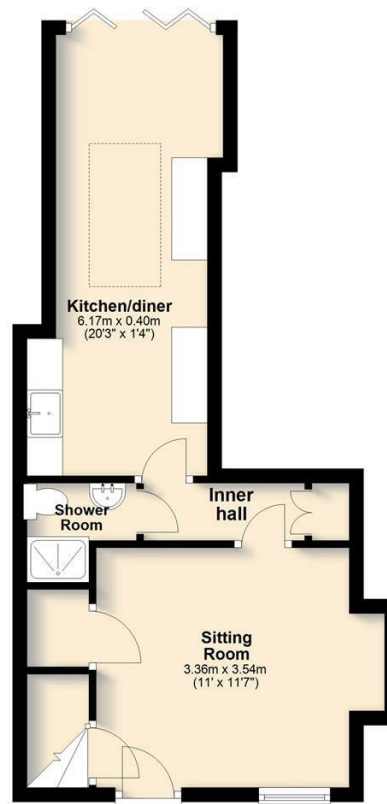
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Council tax: A

Freehold

Ref: 2/20078





**Ground Floor**

Approx. 34.4 sq. metres (370.5 sq. feet)



**First Floor**

Approx. 20.0 sq. metres (215.0 sq. feet)

Total area: approx. 54.4 sq. metres (585.5 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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