

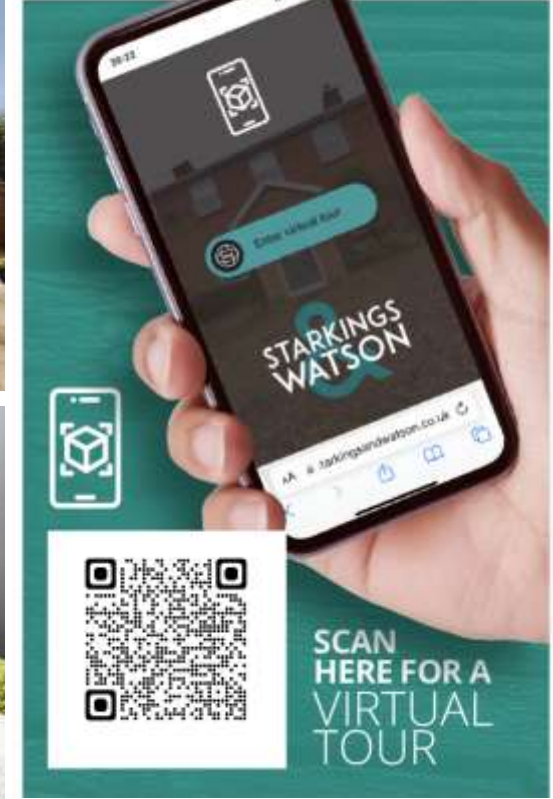
BURSTON ROAD

Dickleburgh, Diss IP21 4NN

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01379 450950

FOR SALE PROPERTY



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STARKINGS WATSON

- Detached Family Home
- Newly Built In 2017
- Over 1300 Sq ft Internally (stms)
- Open Plan Reception with Wood-burner
- Sleek & Modern Kitchen/Dining Room
- Four Ample Bedrooms & Two Bathrooms
- Private Landscaped Rear Gardens
- Driveway Parking & Garage

This ATTRACTIVE NEWLY BUILT DETACHED FAMILY HOME completed in 2017 still has the feel of a BRAND NEW HOME, with IMMACULATE PRESENTATION including a contemporary and modern kitchen, open plan main reception with WOOD BURNER and BI-FOLDING DOORS onto private and sunny landscaped garden. A useful integral garage offers STORAGE, whilst SOLAR PANELS generate electricity. The accommodation extending to in excess of 1300 sq. ft (stms) comprises an entrance hallway with cloakroom, kitchen/dining room to the front, and large open plan reception to the rear completing the ground floor. On the first floor, FOUR AMPLE BEDROOMS can be found, with an EN-SUITE shower room to the main bedroom, and family bathroom. Externally the integral garage benefits from a sectioned utility room to the rear and the rear garden is beautifully landscaped with a sunny aspect. To the front there is AMPLE DRIVEWAY PARKING.

LOCATION

The traditional Norfolk village of Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk surrounding countryside and close to Dickleburgh Moor with outstanding views. Over the years the village has proved to be a sought after and popular location and still retains a good range of local amenities and facilities by way of having a village shop/post office/convenience store, public house, bus service to Diss, fish and chip shop, fine church, garage and well regarded schooling with an outstanding Ofsted rating.

DIRECTIONS

You may wish to use your Sat-Nav (IP21 4NN) but to help you...Leave Long Stratton south along the A140 Ipswich Road and continue past 'Cherry Lane Garden Centre' and at the roundabout straight over.

Continue along the road until you reach a further roundabout. Take the first exit onto Ipswich Road entering the village of Dickleburgh. Turn left onto Burston Road where the property can be found on the left-hand side.

AGENTS NOTE

Buyers are advised there are four solar panels to the south roof owned by the property.

The property is approached via a generous gravel driveway providing ample off-road parking with raised sleeper beds and a front lawn. The integral garage can also be found from the driveway.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, thermostat heating control, built-in storage cupboard, doors to:

CLOAKROOM

Two piece suite comprising low level W.C with hidden cistern, wash basin within vanity unit, tiled walls, tiled flooring with underfloor heating, vertical radiator, obscure glazed sash window to front.

KITCHEN/DINING ROOM

17' 8" x 11' 1" (5.38m x 3.38m) Fitted range of wall and base level units with granite work tops and inset sink and drainer unit with mixer tap, matching up-stands, inset electric hob and extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, integrated washing machine, space for breakfast table, space for soft furnishings, tiled flooring with underfloor heating, radiator, sash window to front, television point.

SITTING ROOM

22' 7" x 18' 4" Max (6.88m x 5.59m) Cast iron wood burner on tiled hearth, fitted carpet, radiator x2, uPVC double glazed window to rear x2, double glazed bi-folding doors to side, television and telephone points.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, thermostat heating control, built-in airing cupboard, loft access hatch, doors to:



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Diss Office on **01379 450950**



MAIN BEDROOM

15' x 12' 6" Max (4.57m x 3.81m) Fitted carpet, radiator, uPVC double glazed window to rear, door to:

EN SUITE

Three piece suite comprising low level W.C, wash basin within vanity unit, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, tiled flooring with underfloor heating, vertical radiator, uPVC obscure double glazed window to side.

DOUBLE BEDROOM

11' 2" x 8' 9" Max (3.4m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Four piece suite comprising low level W.C, wash basin within vanity unit, panelled bath with mixer shower tap, shower cubicle with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled walls, tiled flooring with underfloor heating, vertical radiator, uPVC obscure double glazed window to side, extractor fan.

DOUBLE BEDROOM

11' 3" x 9' 7" (3.43m x 2.92m) Fitted carpet, radiator, sash window to front.

DOUBLE BEDROOM

9' 7" x 6' 8" (2.92m x 2.03m) Fitted carpet, radiator, sash window to front.

OUTSIDE

Leaving the sitting room via bi-folding doors you will find an immaculately presented and landscaped garden with spacious patio area which steps up onto the circular lawned space and decked seating area and borders. There is also a large new built timber studio/office. The garden is enclosed with timber fencing and also houses the sunken oil tank.

GARAGE

10' 8" x 9' 7" (3.25m x 2.92m) Electric up and over door to front, storage above, power and lighting, door to:

UTILITY ROOM

9' 11" x 8' 8" (3.02m x 2.64m) Fitted range of wall and base level units with square edged work surfaces and inset sink, built-in eye level electric double oven, space for washing machine.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

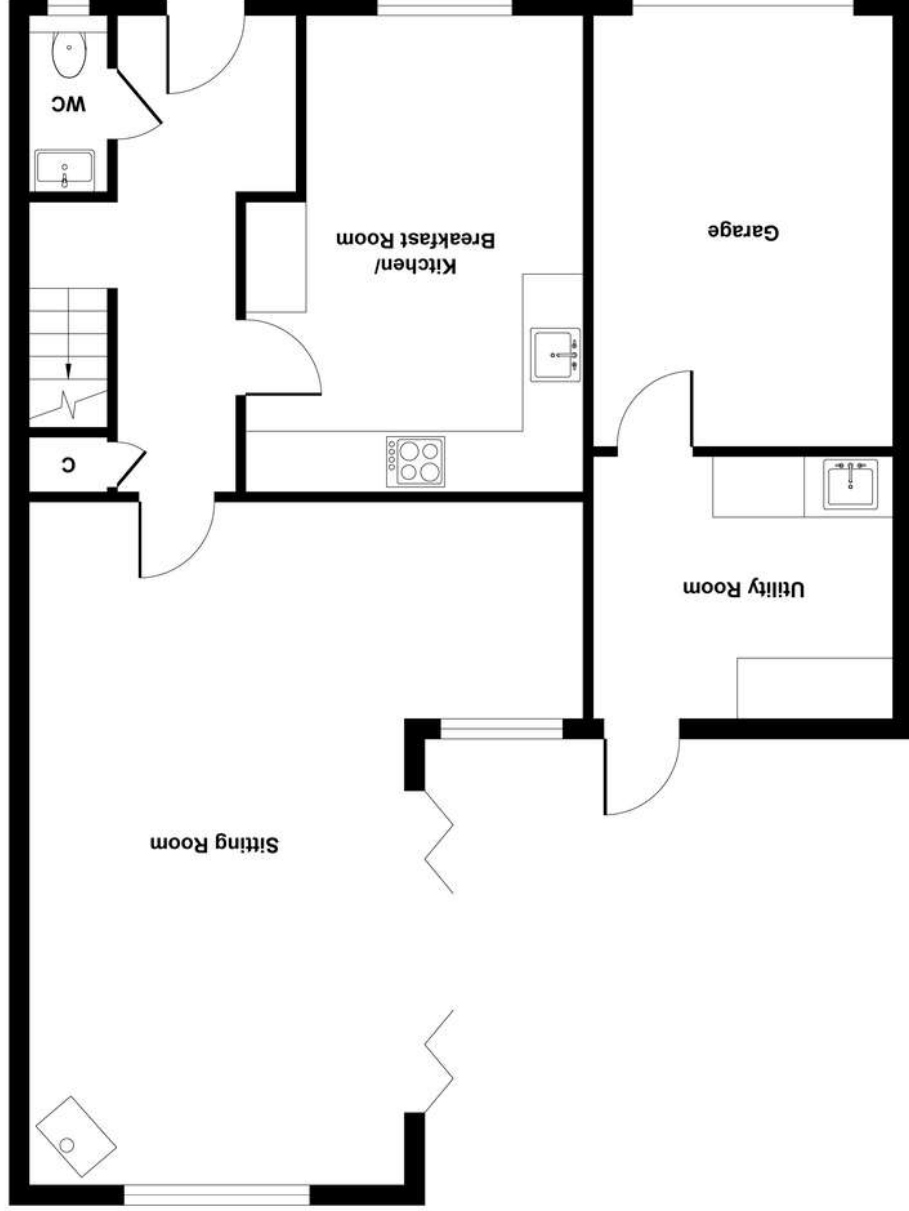
Price:



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Ground Floor
Approximate Floor Area
706 sq. ft
(65.58 sq. m)



Approx. Gross Internal Floor Area 1323 sq. ft / 122.90 sq. m

First Floor
Approximate Floor Area
617 sq. ft
(57.32 sq. m)

