



Cornfields, Dickleburgh - IP21 4PW





## Cornfields

Dickleburgh, Diss

Nestled within a quiet CUL-DE-SAC location within the popular village of Dickleburgh, this BEAUTIFULLY PRESENTED SEMI-DETACHED HOME boasts a wealth of features, making it the ideal residence for growing families and first time buyers alike. The property comprises a bright and spacious MAIN SITTING ROOM, perfect for relaxing or entertaining guests. Towards the rear of the house, an attractive and well proportioned KITCHEN/DINING ROOM awaits opening onto the rear garden, providing a wonderful space for family meals. Upstairs, you will find THREE AMPLE BEDROOMS offering comfortable accommodation, complemented by a family bathroom and an additional W/C on the ground floor for extra convenience. Externally to the rear there is an attractive and SUNNY REAR GARDEN fully enclosed providing ample space for outside entertaining and family play. To the front you will find OFF ROAD PARKING for four vehicles on the DRIVEWAY.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Home
- Beautifully Presented Throughout
- Bright & Spacious Main Sitting Room
- Attractive Kitchen/Dining Room To The Rear
- Three Ample Bedrooms
- Family Bathroom & W/C
- Generous Rear Gardens & Driveway Parking
- Quiet Cul-De-Sac 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.

#### SETTING THE SCENE

Approached via the cul-de-sac there is a shingled and hard standing driveway to the side and front providing off road parking for up to four vehicles. The main entrance door is found to the front of the house leading into the hallway. There is a hedge to the front providing screening as well as a gate to the side providing access to the rear garden.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs straight ahead to the first floor and the w/c to the left. An attractive wood effect floor runs throughout leading nicely into the main sitting room at the front of the house. The sitting room is a well proportioned room with large window to the front and double internal doors leading into the kitchen/dining room beyond. The kitchen/dining room offers a range of wall and base level units and wooden worktops over. There is space and plumbing for washing machine, dishwasher and fridge/freezer with integrated electric oven and hob with extractor fan over. You will find space for a large dining table as well as understairs cupboard and double doors onto the rear garden.

Heading up to the first floor landing there is an airing cupboard and loft hatch access. To the front there is a single bedroom with built in storage cupboard and a double room currently used as a spare room/study. To the rear there is the main double bedroom as well as the family bathroom which offers a shaped bath, shower over, w/c and hand wash basin set within a vanity unit.

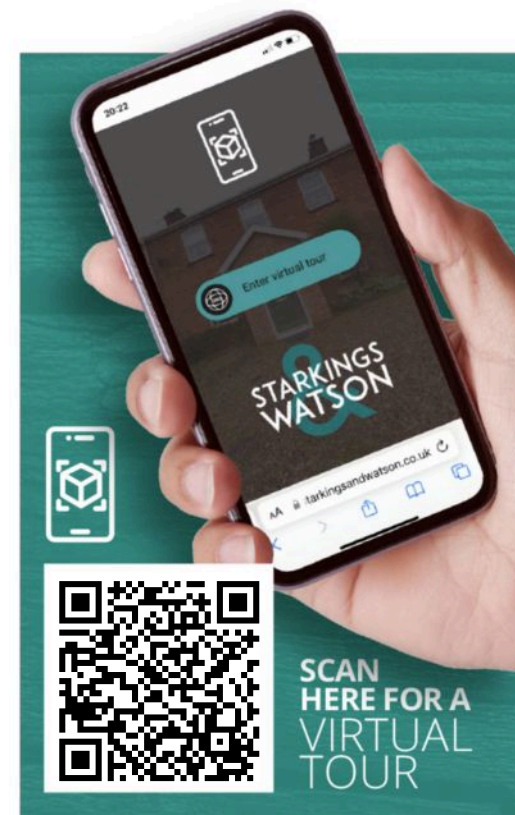
## FIND US

Postcode : IP21 4PW

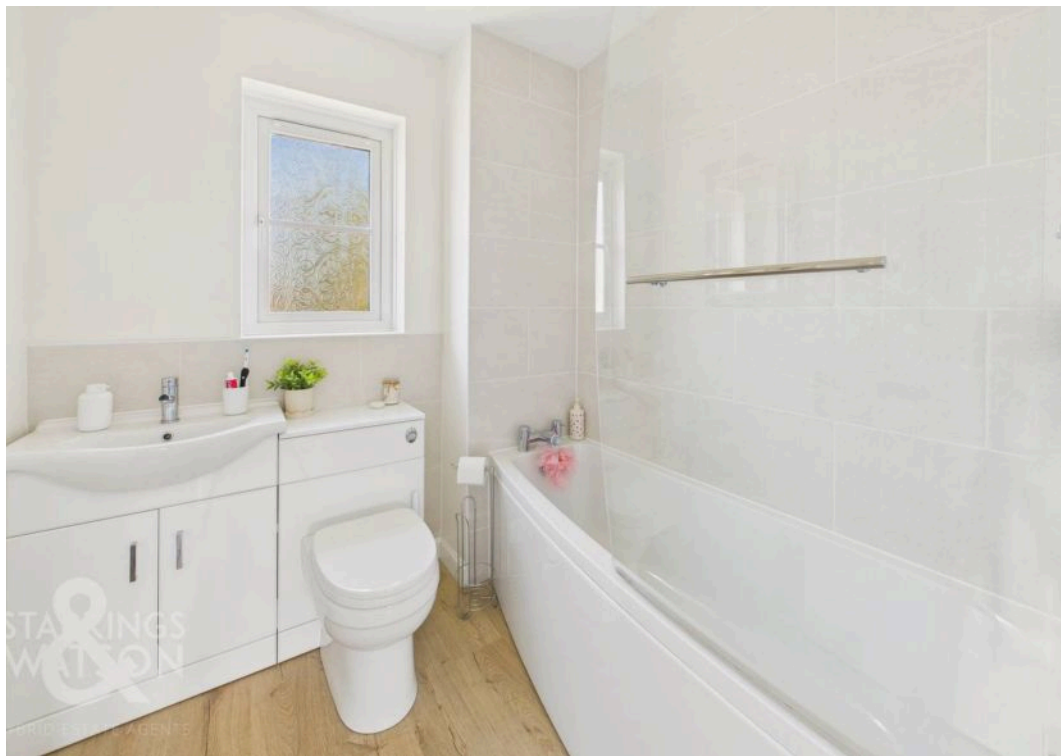
What3Words : ///reset.milky.shields

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.











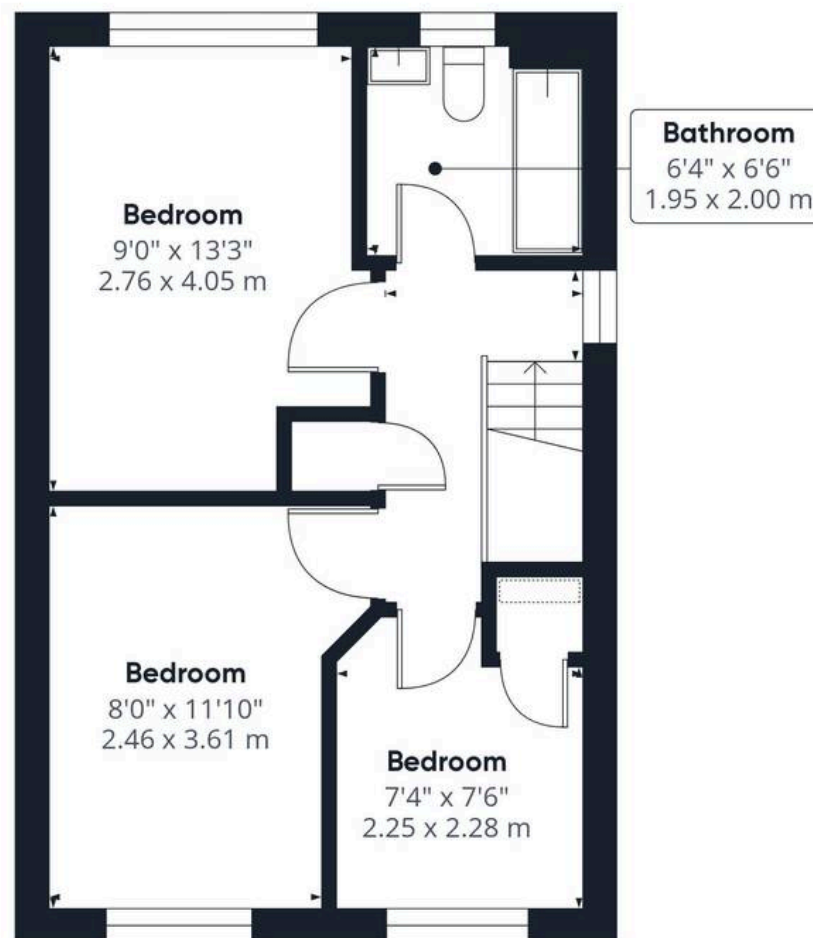
## THE GREAT OUTDOORS

The attractive rear garden offers a good degree of privacy as well as being fully enclosed with timber fencing. The garden is mainly laid to lawn with a paved pathway leading to the side gate taking you from the front driveway to the rear garden via a secure gate. There is a shingled area for seating as well as planting borders surrounding the edges. You will also find a timber storage shed to the side.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

778.65 ft<sup>2</sup>

72.34 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

Unit 2 Carmel Works, Park Rd, Diss - IP22 4AS

01379 450950 • [diss@starkingsandwatson.co.uk](mailto:diss@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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