



Merlewood, Dickleburgh - IP21 4PL



Merlewood

Dickleburgh, Diss

NO CHAIN! Located in a popular CUL-DE-SAC village location, this charming SEMI-DETACHED bungalow is a delightful find with no chain! Boasting well-presented accommodation, the property features a spacious sitting/dining room with access to the garden as well as a separate MODERN KITCHEN with INTEGRATED APPLIANCES - perfect for entertaining or relaxing with loved ones. TWO DOUBLE BEDROOMS offer comfortable retreats, while a convenient hallway entrance and utility room provide ample storage and functionality. Completing the accommodation is the family bathroom. The PRIVATE ENCLOSED GARDEN is a serene oasis, ideal for enjoying al fresco meals. Additionally, plenty of DRIVEWAY PARKING to the front adds convenience to this inviting residence. The property benefits from recently installed oil fired central heating with a modern external oil fired boiler.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Semi-Detached Bungalow
- Popular Cul-De-Sac Village Location
- Well Presented Accommodation
- Sitting/Dining Room & Separate Modern Kitchen
- Two Double Bedrooms & Bathroom
- Hallway Entrance & Utility Room
- Private Enclosed Garden & Driveway Parking

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 Merlewood you will find a large shingled driveway to the front with ample off road parking for multiple vehicles. There is a small amount of front garden as well as a covered entrance to the front leading into the entrance hall. The oil tank and oil fired boiler can be found to the front.



THE GRAND TOUR

Entering via the main entrance door to the side there is a useful porch/hall entrance which could easily double as a study. This leads into the inner hall as well as a door through to the utility room beyond. The utility to the rear provides a door to the rear garden as well as space for white goods and counter worktops. The inner hallway has cupboard storage as well as access to the all further rooms. The bathroom is the first room on the left is with a bath and shower over, w/c and hand wash basin. Two double bedrooms can be found to the front of the house one of which has built in wardrobes. The main reception room can be found next with space for sitting and dining as well as an open fireplace and doors leading out to the rear garden. A door from the sitting room leads to the kitchen which has been re-fitted in recent years with a modern range of wall and base level units with rolled edge worktops over, integrated electric oven, hob and extractor fan, fridge and space for dishwasher.

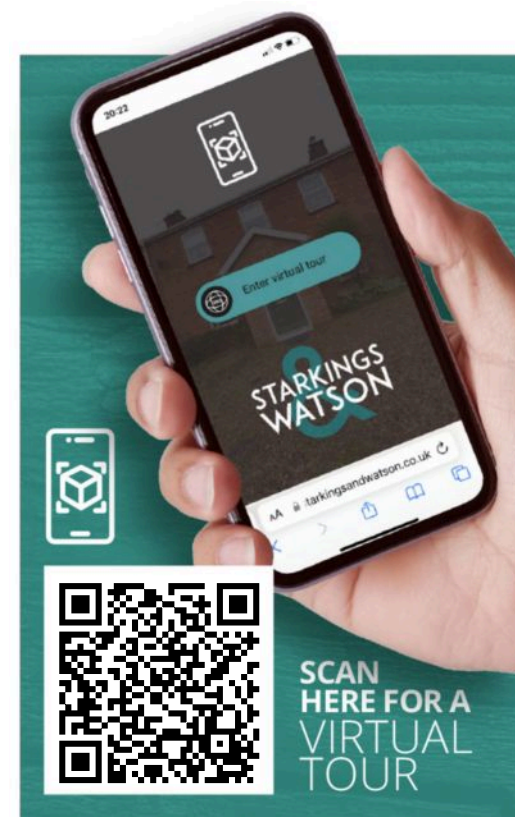
FIND US

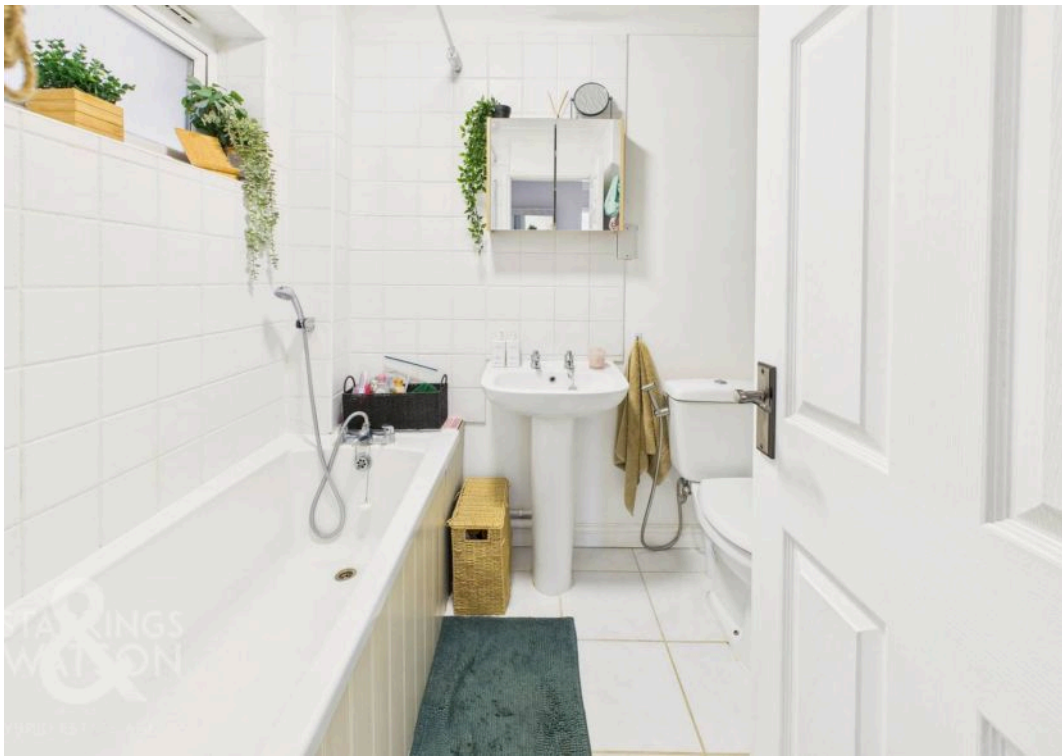
Postcode : IP21 4PL

What3Words : ///frames.lightens.redeemed

VIRTUAL TOUR

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



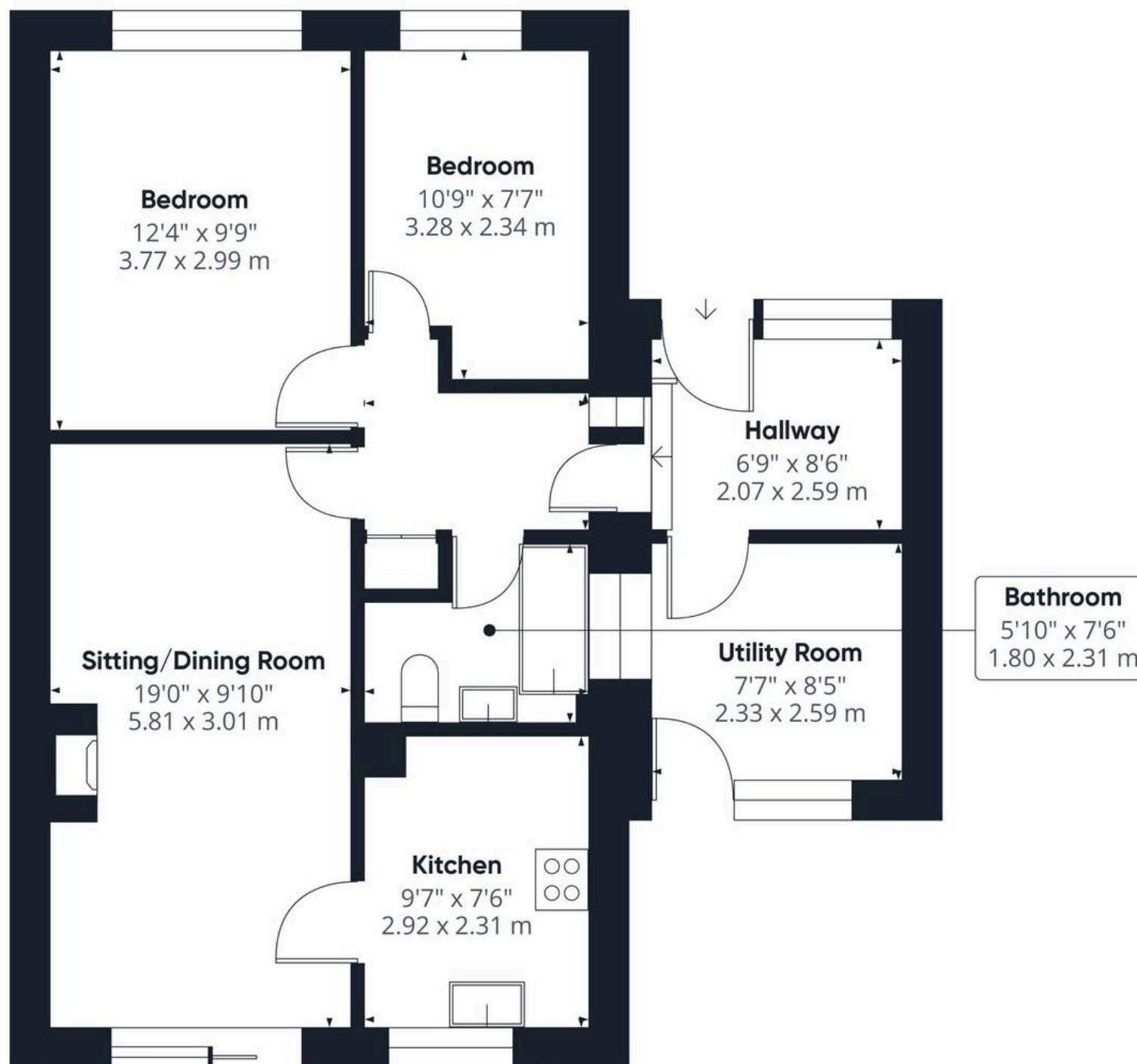




THE GREAT OUTDOORS

The rear garden offers more space than you might expect to find. There is a paved patio ideal for table and chairs which leads onto lawned area as well as shingle and a large deck. Beyond there are two garden sheds with external electric points and one with electric points internally, as well as a brick store to the side. The garden is enclosed with timber fencing and benefits from two access doors from the property.





Approximate total area⁽¹⁾

662 ft²

61.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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