



## 20 Catchpole Walk, Dickleburgh - IP21 4NX

Offers Over- £350,000 Freehold

Offered with no chain, this extended and well-finished four-bedroom semi-detached home provides spacious and flexible accommodation suited to family living. The ground floor features a large, open-plan kitchen with a central island and breakfast bar, a spacious lounge filled with natural light, a separate dining room, and an additional reception room that is ideal for a home office or snug. A ground-floor bedroom and shower room add further practicality, while upstairs offers three more well-sized bedrooms and a second shower room. Outside, the enclosed rear garden features a large patio and a generous garden cabin complete with kitchen, WC, and lounge area. There's also a covered garden lounge with stained glass-style windows, exposed beams, and wooden flooring, plus a further outbuilding for storage or workshop use. A double garage and wide driveway at the front provide ample off-road parking, all conveniently located close to local shops, a post office, a pub, a takeaway, and a primary school.



## Location

Catchpole Walk in Dickleburgh offers a peaceful residential setting in a well-connected South Norfolk village. The area is popular with families and commuters alike, thanks to its strong sense of community and access to everyday essentials. Within walking distance, you'll find a convenience store, a well-regarded fish and chip shop, a post office, a primary school, and a friendly village pub. Surrounded by scenic countryside, the village also provides easy access to the market towns of Diss, offering a mainline rail link to London Liverpool Street, and Harleston. With local walking routes and green spaces nearby, this is a desirable location for those seeking village life with excellent transport connections.

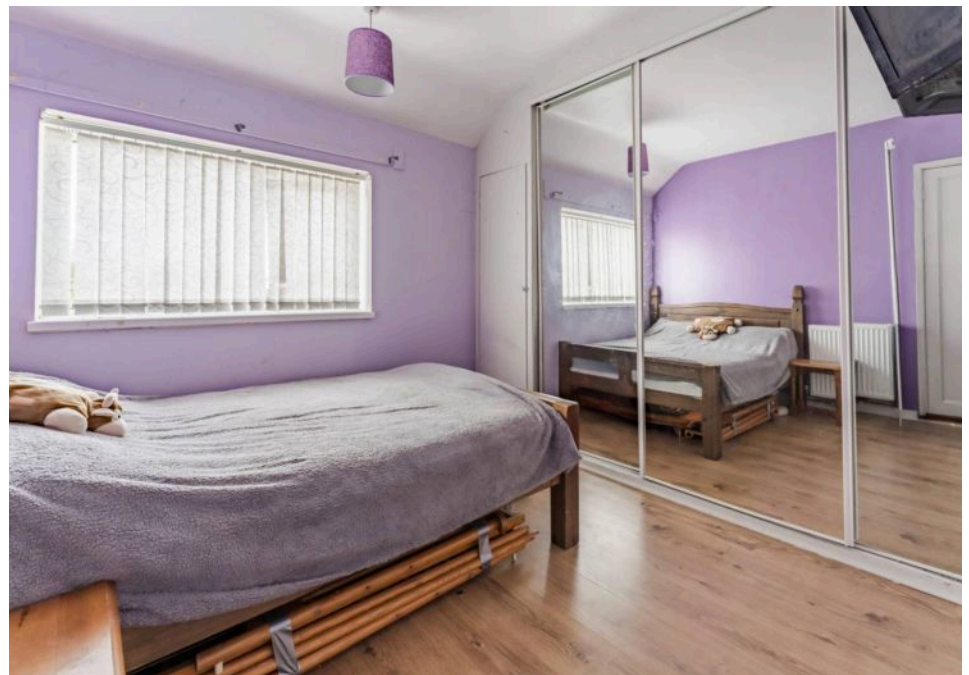


## Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage

Heating system- Oil Central Heating

Council Tax Band- B





### Catchpole Walk, Dickleburgh

Step inside through the entrance hall, where convenient and practical storage cupboards provide space for coats, shoes, and everyday essentials. From here, move into the spacious open-plan kitchen, thoughtfully designed with modern fitted units, ample counter space, a twin oven with hob and extractor, and wood-effect flooring throughout. A central island with a breakfast bar adds functionality, while a serving hatch connects through to the lounge, making it easy to entertain or stay connected with the rest of the home.

The kitchen flows naturally into a generous dining room, also finished with wood-effect flooring and lit by a character pendant light. This room provides access to the integral garage and features French doors that open into the main living area, a bright, inviting space with large windows allowing in plenty of natural light.

The lounge includes an exposed wooden beam, a storage cupboard, a door to the garden, and another set of French doors leading into a versatile reception room. This additional space is ideal for use as a home office, study, or snug and features its own French doors opening to the garden.

Also on the ground floor is a well-sized bedroom and a modern fitted shower room with a glass shower cubicle, stylish tiled walls, and a coordinated tiled floor.

Make your way upstairs, where the landing includes an airing cupboard. Here, you'll find three further spacious bedrooms, all enjoying natural light and finished with wood-effect flooring. One of the bedrooms features built-in wardrobes with sliding doors, providing practical storage. These bedrooms are served by a family shower room with partially tiled walls and a glass shower cubicle.

Outside, the generous rear garden is fully enclosed and designed for both relaxation and entertaining. A large patio seating area leads to a lawn, offering space for children or pets. One of the standout features is the spacious garden cabin, accessed through French doors. Step inside to find an open-plan layout that includes a bedroom area with its own WC, a fully fitted kitchen with ample counter space, a hob, and a tiled backsplash, as well as a lounge area with carpet flooring. The lounge opens onto a raised wood deck seating area, perfect for morning coffee or evening gatherings, with plenty of natural light streaming in.

Additionally, the garden includes a large covered garden lounge with wooden flooring, exposed beams, and decorative windows featuring stained glass-style details, ideal as a summer room or entertaining space. A further outbuilding provides extra storage or potential for workshop use.

To the front of the property, a large driveway and double garage offer ample off-road parking for multiple vehicles.



Cabin  
502 sq.ft. (46.6 sq.m.) approx.



Ground Floor  
1523 sq.ft. (141.5 sq.m.) approx.



1st Floor  
387 sq.ft. (36.0 sq.m.) approx.



Sqft Includes Garage And Cabin

TOTAL FLOOR AREA : 2412 sq.ft. (224.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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