



'SINGLE STOREY VILLAGE LIVING'  
Dickleburgh, Norfolk | IP21 4NW

# WELCOME



This bright, well-presented single storey dwelling is situated within the popular and well-served village of Dickleburgh. The property benefits from three generous bedrooms, a lovely garden, off-road parking and a garage, giving you plenty of reasons to view this attractive home. Add to this list the picturesque setting overlooking Dickleburgh Moor as well as easy access to Diss and you have yourself a winner!







- Charming Detached Bungalow
- No Onward Chain
- Three Generous Bedrooms
- En Suite Shower Room and Family Bathroom
- Fitted Kitchen Breakfast Room and Useful Utility Room
- Light And Airy Sitting Room
- Second Reception Room
- Sizeable Gardens
- Off Road Parking and Garage
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This well-maintained bungalow is situated within the popular village of Dickleburgh which enjoys a great range of 'on the doorstep' amenities. The village is also located just four miles north of the market town of Diss, which offers an extensive array of amenities, recreational facilities and a main line railway station with direct services to London and Norwich.

"The bungalow has a lovely outlook" explains the owner, "as it overlooks Dickleburgh Moor which is home to lots of different bird and animal species." The 50-acre former glacial lake is now owned by The Otter Trust who are restoring it as a water meadow to create a wildlife haven. The area is home to a variety of wildlife including water voles, lapwings, whooper swans and golden plover as well as occasional visits from rare guests such as Spoonbill.

Entrance is to the side of the bungalow, along the gravelled driveway where the front door opens into a bright, spacious hallway. The hallway runs through the centre of the property and provides access to all of the rooms.

The rooms in this comfortable home are very versatile. There are three bedrooms, any of which can be easily re-configured for other uses such as a home study, children's playroom or hobby / reading room.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















The dual aspect, double glazed sitting room is a bright, generous space with a newly installed, modern woodburning stove providing a striking focal point. The woodburner has not had a lot of use but is ready to provide the cosy backdrop to your winter with its cosy crackle and gentle heat. Whether you are curling up with a good book or hosting family and friends, this room promises the perfect backdrop.

The kitchen/breakfast room is generously proportioned and well-appointed with an arrangement of wall and base units running two full lengths of the room which provides plenty of storage and worktop space. There is an integrated electric double oven and ceramic hob with stainless steel extractor hood and a fitted breakfast bar/island with cupboards and a wine rack. The room has been decorated with modern, grey splashback tiles. An open arch way leads into the ample utility space.

This room features a rear aspect double-glazed door that leads out to the rear garden as well as fitted base units, worktops and a stainless-steel sink and drainer. There is space here for a washing machine.

Next to the utility area is a reception room. Used by the previous owner as a garden room, due to the easy access from the room to the rear garden via French doors, this room has the flexibility to be utilised for a range of purposes. The room is bright and welcoming and would make a delightful bedroom, formal dining room or children's playroom/den.

There are three bedrooms, with the principal bedroom at the front of the property benefiting from a useful ensuite shower room.

The family bathroom is a generous size, with a full-length bath and separate shower cubicle.

The property is entered through a gate that, when closed, completely encloses the plot. A large, gravelled driveway at the front of the property provides off-road parking for 3-4 vehicles and extends along the side of the property, providing access to the rear garden.

The rear garden is a highlight, featuring a paved patio area that's ideal for relaxation and alfresco dining during the warmer months. Beyond the patio is a well-maintained lawn that overlooks the picturesque Dickleburgh Moor. Mature hedging adds privacy to the outdoor area, creating a peaceful haven to enjoy throughout the seasons.

There is a large, wooden garage (used predominantly for storage), but with sufficient space for a car. At the bottom of the garden is a summer house.

Dickleburgh is a thriving village situated in South Norfolk, approximately 4 miles from the market town of Diss and known for its picturesque countryside, rich history and thriving community.





# STEP OUTSIDE

The village enjoys a range of amenities, including a village hall and community centre (which hosts an ongoing calendar of year-round events), a primary school, a pub, a shop (which is open 7 days a week), a fish and chip shop, a large children's playground, a church and a bowls club.

A regular bus service into Diss and Norwich can be accessed directly outside the property.

The village is very well placed for wider connectivity to the market town of Diss (4 miles) with its range of shops and amenities and direct train services into London in 90 minutes and Norwich (20 minutes).

Agents Notes

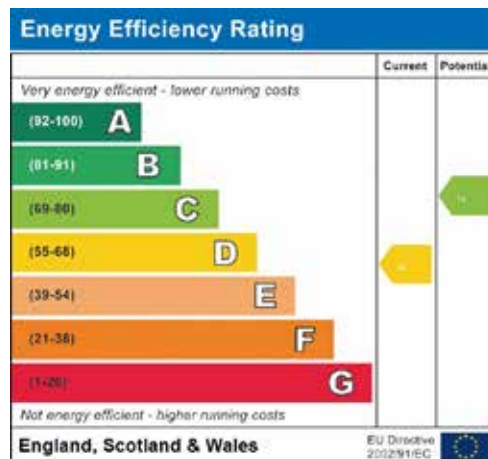
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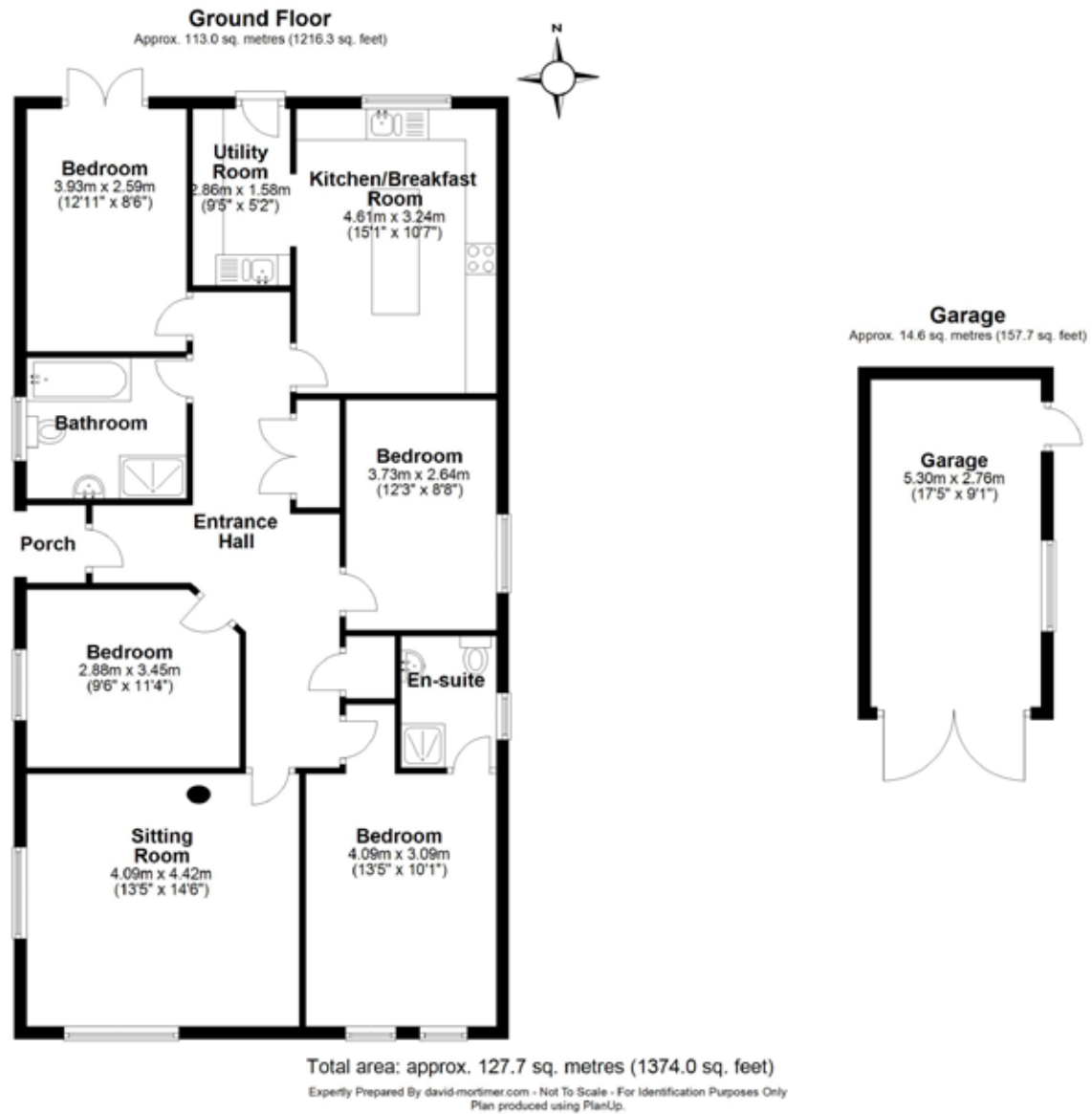
Local Authority: South Norfolk District Council – Band D

Services: Mains Electricity, Water & Drainage. OFCH.

Directions: Proceed from the market town of Diss along Victoria Road. Follow this road to the A140 roundabout taking the first exit onto the A140 and then the third exit at the next roundabout toward the village of Dickleburgh. Continue into the village and take a right hand turn just past the village church and by the village shop onto Rectory Road. The property can be found on the left-hand side.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - claspimg.smoking.sting





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