



DICUL HOUSE

HARVEY LANE, DICKLEBURGH, IP21 4NL



An immaculately presented 4 bedroom detached house built by Hopkins and Moore 8 years ago. It is located on the edge of the village with field views to the front and a delightful landscaped garden.

The property is an attractive detached 4 bedroom home built by Hopkins and Moore on their popular residential development on the edge of the village of Dikleburgh. Constructed 8 years ago the house has been lovingly maintained by the current vendors and presented in immaculate order throughout. In addition to the interiors, they have landscaped the garden, creating a delightful backdrop for the house.

The front door opens to the entrance hall with a spacious triple aspect sitting room to one side. It has French doors opening to the garden. There is a useful study to the front. The kitchen/dining room is open plan and also triple aspect. The kitchen is fitted in a comprehensive range of contemporary wall and base units with a range of integrated appliances. There is a door to the side. The rear area of the space is designated for dining, overlooking the garden and with French doors to the side onto the patio. A cloakroom completes the ground floor. On the first floor there is a spacious landing leading to all rooms. The principal bedroom is to the front with views over the fields.

There is a double fitted wardrobe and an ensuite shower room. There are two further double bedrooms, both with fitted wardrobes and a further bedroom. There is also a family bathroom.

Externally the house is one of two on the periphery of the development, accessed directly from the road to a private driveway in front of the detached garage with up and over the door. The vendors created a delightful garden room adjacent to the rear of the garage with an excellent concealed shed to the rear. It cleverly maximises the use of space. The gardens have been delightfully landscaped by the current vendors and whilst laid principally to lawn, there are well-stocked borders and a patio for alfresco entertaining. There is a further useful area down one side of the house.









FLOOR PLAN

GROUND FLOOR
612 sq.ft. (56.9 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 1224 sq.ft. (113.8 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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LOCATION

The property is located in Dickleburgh, which is a popular village offering a public house, village shop and Post Office, Primary school, a children's play area and a village green. The market town of Diss is just within a few minutes' drive and offers a wide range of shops and services and a mainline railway link to Norwich and London Liverpool Street.

SERVICES

Air source central heating with wet underfloor heating to the ground floor and radiators to the first floor. Mains water, electricity and drainage. There are 16 solar panels with a 7.5 kw battery. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

South Norfolk Council and Tax Band E

ENERGY PERFORMANCE

B Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants on 01379 852217.

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