



Thatched Cottages Norwich Road, Dickleburgh - IP21 4NR



## Thatched Cottages Norwich Road

Dickleburgh, Diss

NO CHAIN! Welcome to this CHARMING TWO BEDROOM END OF TERRACE COTTAGE, offered with NO ONWARD CHAIN and nestled in a SOUGHT AFTER VILLAGE boasting a FULL RANGE OF AMENITIES. This GRADE II LISTED home exudes character and kerb appeal, having been sympathetically renovated throughout and now presents a PICTURE PERFECT façade and a thoughtfully crafted INTERIOR. Step inside to discover a WELCOMING ENTRANCE opens into a SEPARATE SITTING ROOM, complete with a MULTI-FUEL BURNER (perfect for cosy evenings) and a plethora of period features. The heart of the home is the STUNNING KITCHEN/DINING ROOM, beautifully modernised with high-quality finishes, roof lantern, integrated appliances, and striking BI-FOLD DOORS that seamlessly connect indoor and outdoor living. On the ground floor there is also a STYLISH SHOWER ROOM and W/C. Upstairs, you will find TWO WELL-PROPORTIONED BEDROOMS, one double and one single with both offering ample natural light and charming village views.



Additional highlights include FULLY LANDSCAPED front and rear gardens, OFF ROAD PARKING and a GENEROUS GARAGE with a VERSATILE HOME OFFICE ROOM above (ideal for remote working or creative pursuits), and a practical layout that suits both modern lifestyles and those seeking period charm.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

- No Chain!
- Grade II Listed Picture Perfect Cottage
- Stunning Kitchen Renovation With Bi-Folds Onto Garden
- Separate Sitting Room With Multi-Fuel Burner
- Two Bedrooms & Stylish Family Bathroom
- Generous Garage With Home Office Room Over
- Landscaped Front & Rear Gardens With Off Road Parking
- Sought After Village With Full Range Of Amenities

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 Norwich road in the heart of Dickleburgh there is a picket gate to the front with landscaped frontage and a pathway leading to the main entrance door of the cottage. The front garden is mainly laid to lawn with fencing enclosing. Parking can be found to the rear of the cottage accessed by Rectory road with an off road space in front of the single garage.

#### THE GRAND TOUR

Entering the cottage via the main entrance door to the front you are greeted by the main sitting room with an array of original features to include an exposed brick fireplace housing a multi-fuel burner, exposed timber beams and wood flooring. There is useful built in storage as well as stairs to the first floor. A door leads through to the inner hallway with access to the kitchen beyond and a door into the shower room. More storage can be found with the shower room offering a rainfall shower, w/c and hand wash basin as well as exposed timbers. The key feature of the house is the stunning kitchen/dining room which opens beautifully onto the rear garden via a set of bi-fold doors. The modern kitchen has been cleverly extended in recent years benefitting from a sky lantern allowing plenty of natural light. The kitchen offers tasteful solid wood worktops with wall and base level units complemented by the classic butler sink and induction range cooker, while a full suite of integrated appliances including fridge, freezer, dishwasher, and washer dryer ensure both style and practicality. Herringbone style flooring flows underfoot also.

Heading up to the first floor there is a small landing providing access to two bedrooms, one single and one double. Both rooms are filled with period features as well as offering wood flooring underfoot. The main bedroom also houses built in storage for practicality.

#### FIND US

Postcode : IP21 4NR

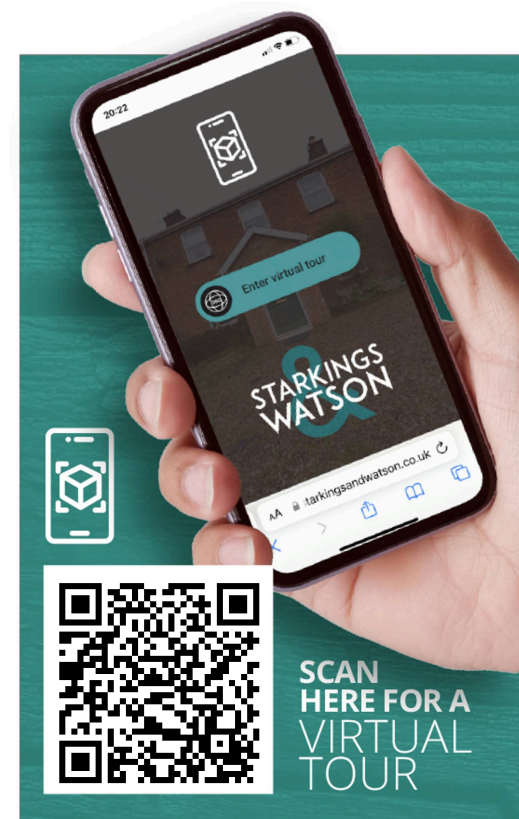
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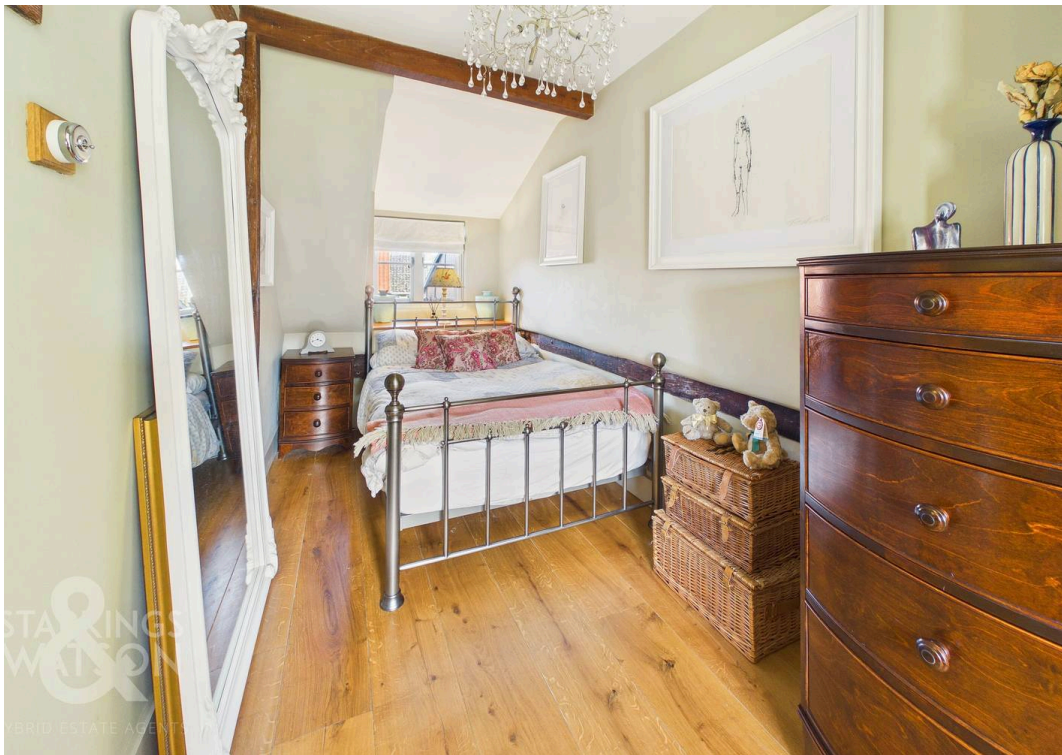
#### VIRTUAL TOUR

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

#### AGENTS NOTES

The cottage is Grade II listed.







## GARDEN

**THE GREAT OUTDOORS** The landscaped and westerly facing rear garden is fully enclosed by panel fencing, offering privacy and security. A stepping stone pathway leads you through the garden to the garage positioned at the rear of the plot. Accessed via Rectory Road, the generous garage provides ideal storage options with a secure off road parking space in front. In addition the first floor of the garage has been thoughtfully converted to create an additional room, presenting a superb opportunity for a home office, studio, or hobby space.

## GARAGE

Single Garage

## OFF STREET

1 Parking Space

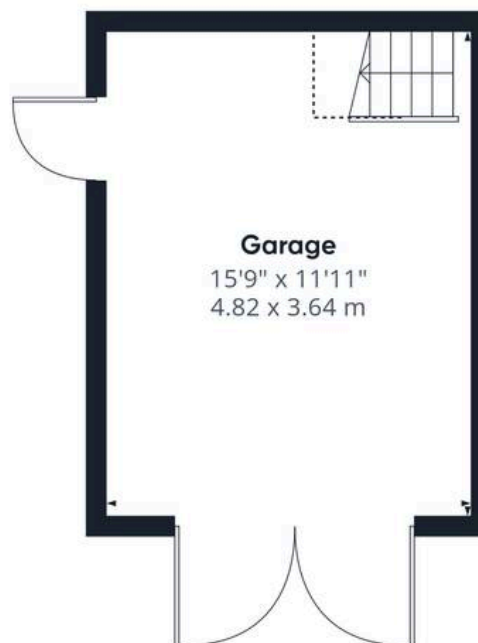




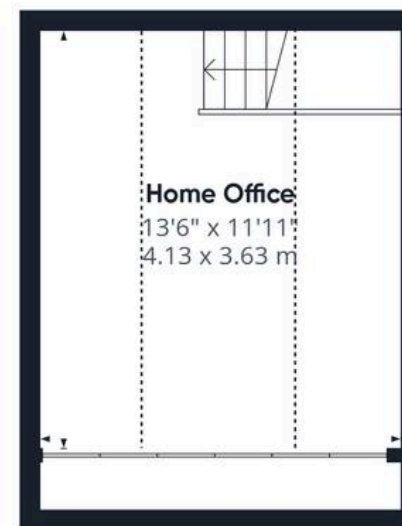
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

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

946 ft<sup>2</sup>

87.9 m<sup>2</sup>

**Reduced headroom**

120 ft<sup>2</sup>

11.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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