

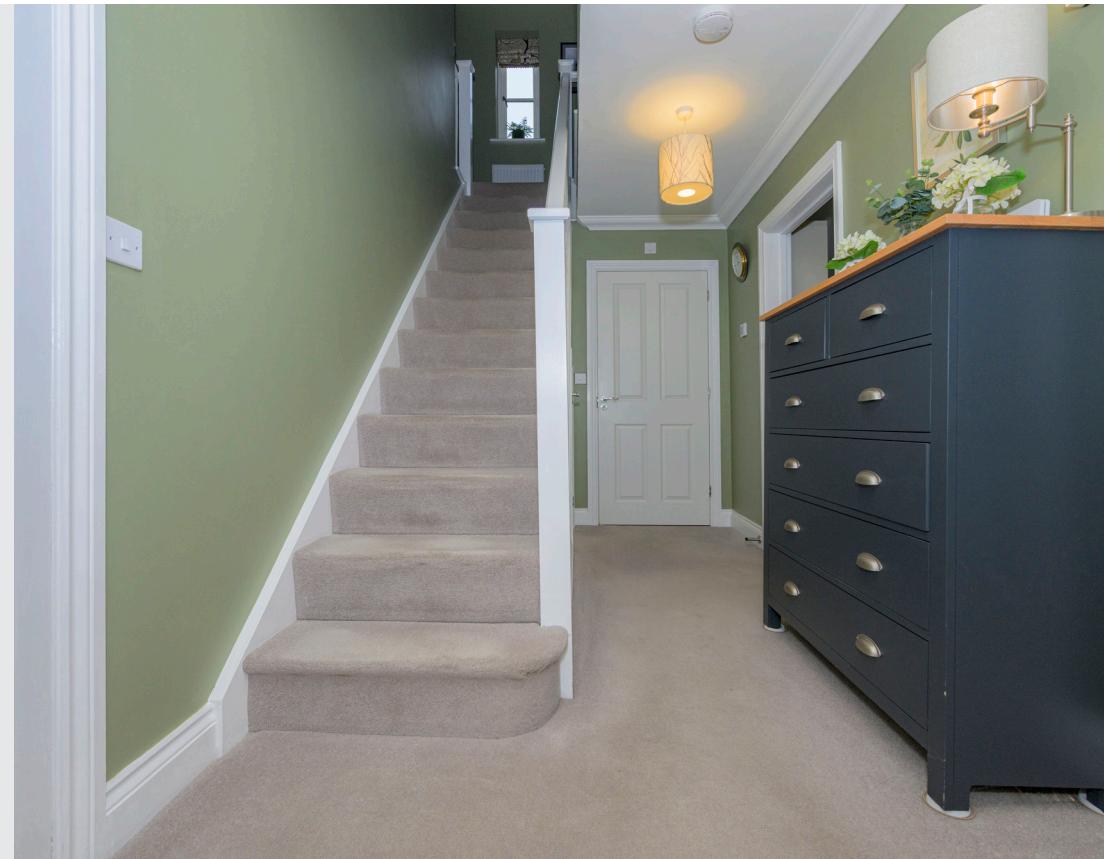


*Harvey Lane, Dickleburgh
Diss, Norfolk*

Nestled within a peaceful and highly desirable village setting, this impressive detached family home—constructed by Hopkins and Moore to their sought-after Emerald design—offers generous living space, quality finishes and an enviable blend of comfort and efficiency. Thoughtfully enhanced with 16 solar panels and a modern air-source central heating system, the property has been designed to run economically without compromising on style or warmth.

Features

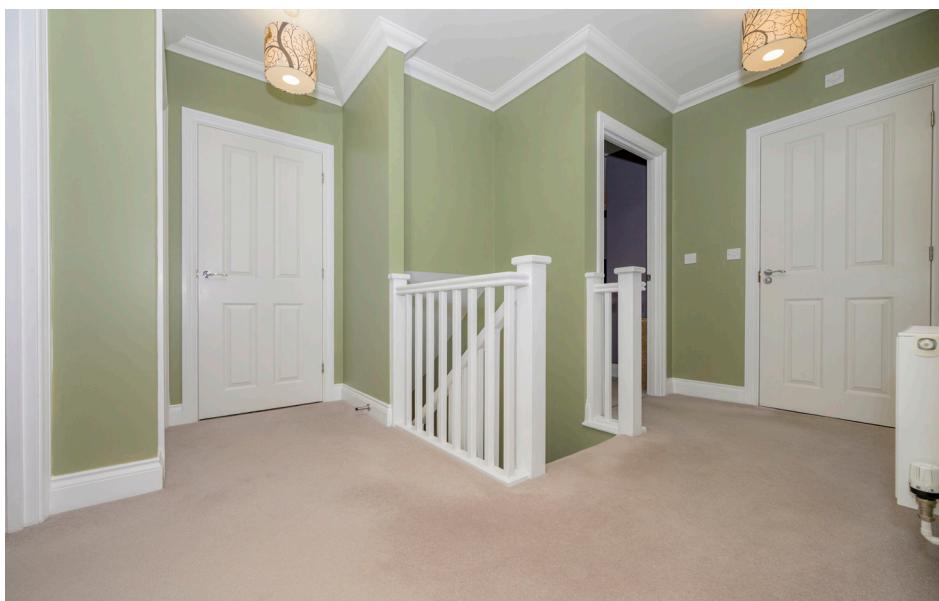
- Village Location
- Detached Family Home
- 16 Solar Panels
- Air Source Central Heating
- Dual Aspect Sitting Room
- Kitchen/Diner
- Four Bedrooms, Master Bedroom With Ensuite Shower Room
- First Floor Family Bathroom
- Landsacaped Rear Garden
- Summer House
- Driveway With Ample Parking
- Single Garage



Property

From the moment you step through the front door, you are greeted by a bright and welcoming entrance hall, creating an inviting first impression. The staircase rises to the first floor, with a useful under-stairs cupboard neatly tucked away, and a conveniently placed cloakroom offering a low-level WC and wash basin. To the left of the hallway, the dual-aspect sitting room provides an elegant and relaxing living space. Flooded with natural light throughout the day, this room offers the perfect environment for quiet evenings or family gatherings, and the French doors open directly onto the beautifully landscaped rear garden extending the living space outdoors in warmer months. The heart of this home is the impressive kitchen and dining area, designed with both practicality and sociability in mind. The kitchen features modern worktops with inset sink and drainer, complemented by a comprehensive range of cupboards and drawers. High-quality integrated appliances include a Neff dishwasher, Neff hob with matching double oven/grill and extractor, and there is dedicated space with mains plumbing for an American-style fridge freezer. Underfloor heating adds a touch of luxury, and a glazed door provides views and access into the rear garden. The adjoining dining space is ideal for family meals or entertaining, with French doors opening onto the patio and a window framing the garden beyond.









The Property....cont'd...../

The staircase rises to the spacious landing provides access to all four bedrooms and includes a roof access hatch, double-glazed window and airing cupboard. The principal bedroom is a peaceful retreat, fitted with built-in wardrobes and served by a private ensuite complete with enclosed shower, low-level WC and wash basin. Bedrooms two and three also benefit from fitted wardrobes, providing valuable storage and maintaining a clean, uncluttered feel. The fourth bedroom offers flexibility—equally suited as a child's room, guest space or home office. The family bathroom is fitted with a classic white suite comprising a panelled bath with mixer shower over, low-level WC and vanity wash basin.

Outside

To the front of the property, a generous driveway provides off-road parking for multiple vehicles, along with access to the single garage. At the back, the garden has been thoughtfully landscaped to create a tranquil outdoor haven. A neatly laid patio area offers the perfect spot for alfresco dining, while established planting and shaped borders provide colour and structure throughout the year. Completing the space is a charming summer house, ideal for use as a quiet reading nook, hobby room or sheltered retreat.

This is a home that beautifully balances modern living, energy efficiency and timeless comfort—ready to be enjoyed by its next family.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: E

Services: Solar panels, modern air source central heating system, underfloor heating, mains water and sewage. Electricity connected.

Viewings: By Appointment Only

Post Code: IP21 4NL

EPC Rating: B

Guide Price : £460,000

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.

GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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