



Moor Cottage Norwich Road, Dickleburgh - IP21 4NS



Moor Cottage Norwich Road

Dickleburgh, Diss

Guide Price £220,000 - £230,000. NO CHAIN! Introducing this IMMACULATELY PRESENTED TWO BEDROOM MID-TERRACED PERIOD COTTAGE, offered with NO ONWARD CHAIN and ready for immediate occupation. This CHARMING HOME has been FULLY RENOVATED THROUGHOUT in the past few months to an exceptional standard, providing a perfect blend of contemporary style and classic comfort. Step inside the welcoming ENTRANCE HALL, which leads seamlessly into the the BRAND NEW, FULLY FITTED KITCHEN which boasts modern appliances and attractive finishes (perfect for keen cooks), while the NEWLY INSTALLED SHOWER ROOM offers sleek fittings and a fresh, inviting feel. To the rear of the cottage, a traditional main sitting room with open FIREPLACE can be found with doors onto the stunning gardens beyond. Enjoy the comfort of a BRAND NEW EFFICIENT OIL FIRED CENTRAL HEATING SYSTEM, ensuring warmth and efficiency all year round as well as all new flooring and carpets throughout. Upstairs, discover TWO AMPLE BEDROOMS, each offering tranquil retreats with plenty of natural light and generous storage options.

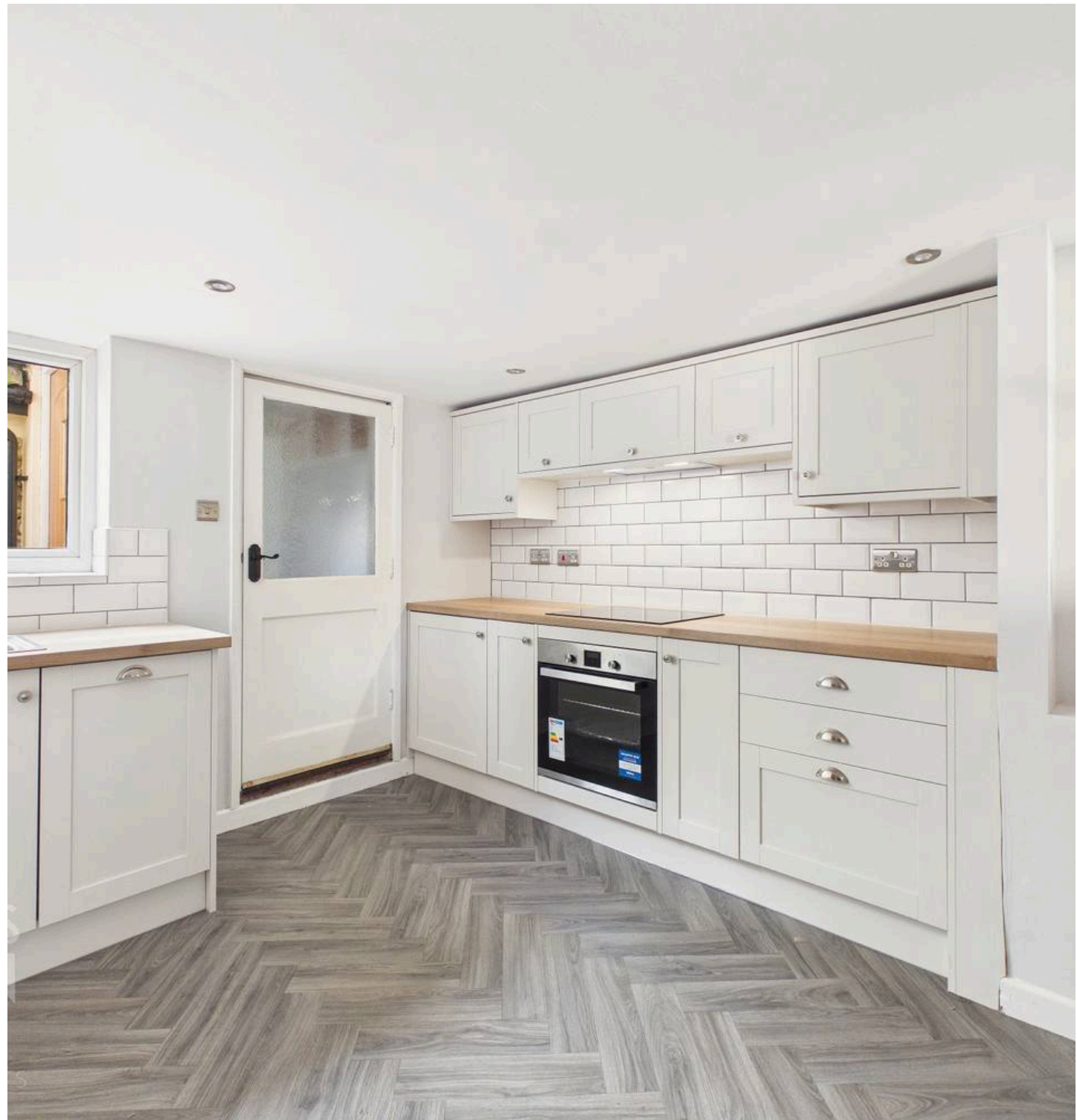


The rear windows frame STUNNING, FAR REACHING VIEWS OVER DICKLEBURGH MOOR, creating an ever-changing backdrop of countryside splendour. Thoughtfully designed for modern living, this property is truly in 'MOVE IN' CONDITION, making it an ideal choice for first-time buyers, downsizers, or investors alike. The rear gardens are equally as well finished having been FULLY LANDSCAPED with extensive SANDSTONE PATIO and newly laid lawns. To the front there is allocated parking off road within the shared parking area.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Fully Renovated Throughout In 'Move In' Condition
- Mid Terrace Cottage
- Stunning Views To Rear Over Dickleburgh Moor
- Newly Fitted Kitchen & Shower Room
- Brand New Efficient Oil Fired Central Heating System
- Two Ample Bedrooms
- Fully Landscaped South Facing Gardens & Allocated Parking



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 shared parking area to the front off the Norwich Road there is allocated parking within the car park for all four residents. There is a covered access from the parking area leading to the main entrance door to the front. You will also find a storage room to the front providing useful extra space for bikes etc.

THE GRAND TOUR

Entering the cottage using the covered approach the main door leads into the entrance hall with the shower room to the left and the kitchen to the right. The contemporary shower room provides newly laid flooring, shower, towel rail, w/c and hand wash basin as well as built in storage. The newly fitted kitchen has been well thought out with a range of base level units and wood effect worktops over as well as carousel storage and space for washing machine. Integrated appliances include slim line dishwasher, electric oven and induction hob as well as undercounter fridge/freezer. There is built in storage and stairs to the first floor landing also. A door leads through to the sitting room beyond where newly laid carpet and a stunning open feature fireplace can be found. a door leads straight out to the sunny sought facing garden. The first floor landing leads to two ample bedrooms with one at the front and one at the rear both of which would accommodate a double bed. All new carpets can also be found on the first floor.

FIND US

Postcode : IP21 4NS

What3Words : ///pines.spouse.carpeted

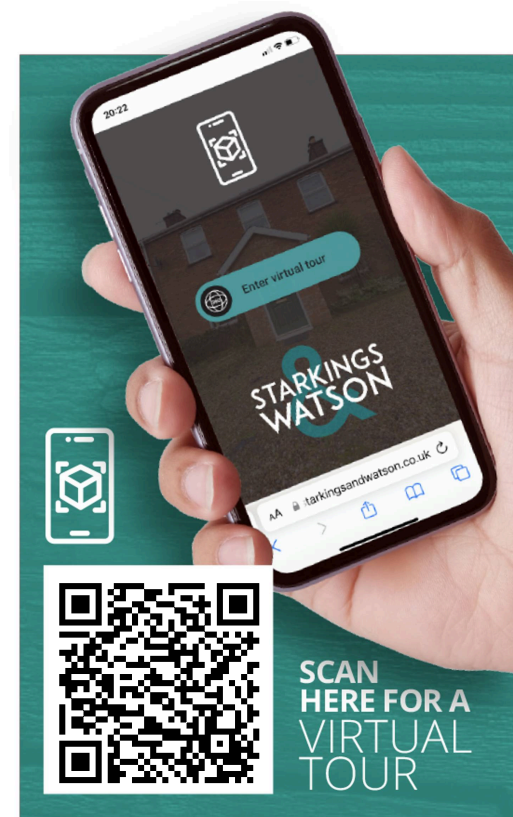
VIRTUAL TOUR

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

AGENTS NOTES

Buyers are advised the drainage is a shared septic with the neighbour.

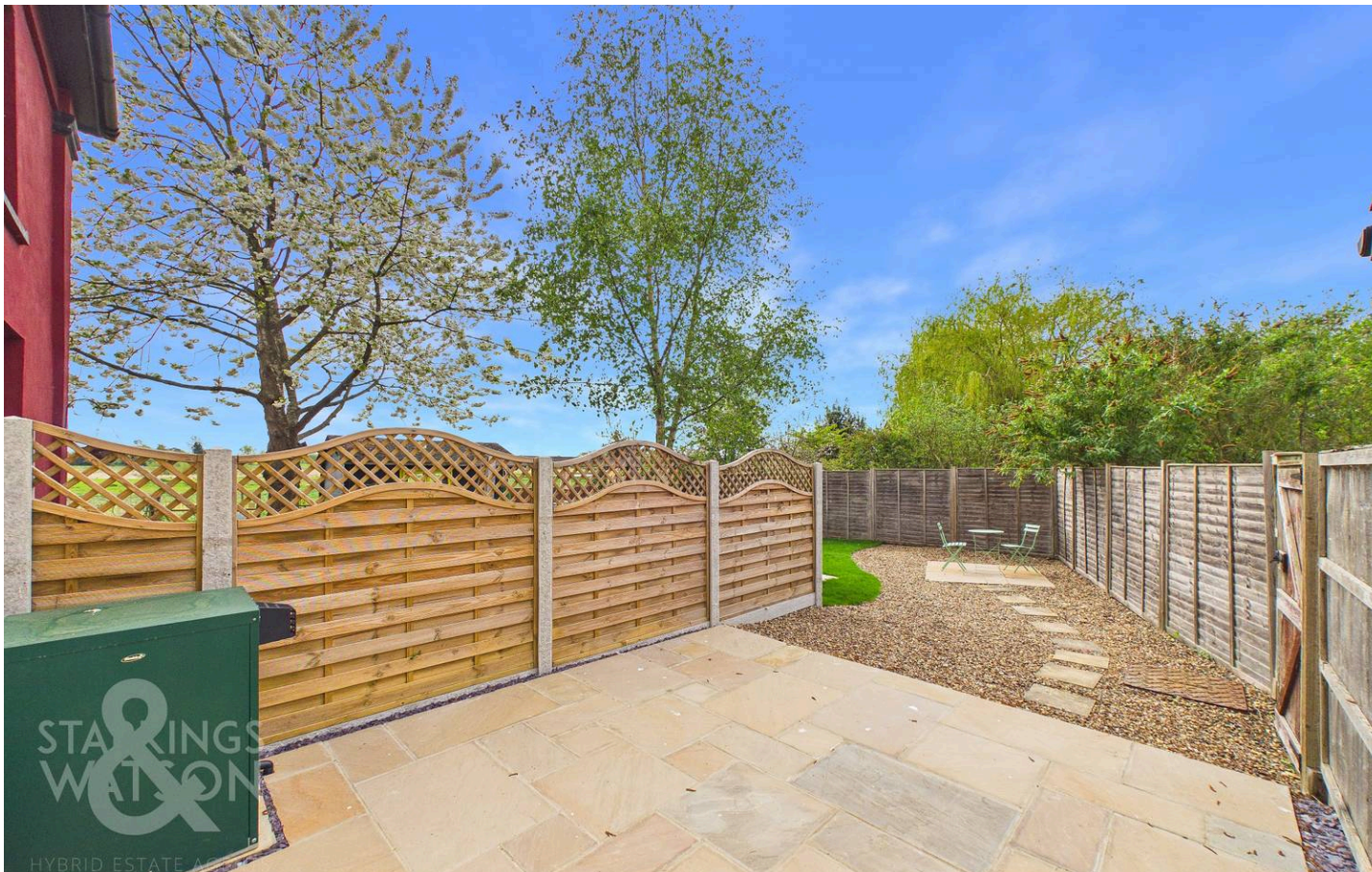
Heating is providing by a brand newly installed oil fired system. Parking is allocated within the shared car park to the front. A bisected access over the neighbours garden is in place for the benefit of the cottage for rear access.





THE GREAT OUTDOORS

The particularly well-sized rear gardens have been recently fully landscaped offering a stunning space to be enjoyed year round. Leading from the rear of the cottage is a large Indian sandstone terrace, which creates an excellent space for alfresco dining thanks to its southerly aspect. This leads onto a shingled area, an additional paved patio, with a newly re-turfed lawn beyond this. The newly installed oil fired boiler and tank can also be found in the rear garden. Additionally, there is side access via a right of way over the neighbouring properties' gardens for the benefit of the cottage.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

612 ft²

56.9 m²

(1) Excluding balconies and terraces

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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