



Harleston Road | Dickleburgh | IP21 4PD  
Auction Guide £150,000

twgaze



# Harleston Road | Dickleburgh | IP21 4PD Auction Guide £150,000

AUCTION GUIDE - £150,000 to £200,000 on \*\*Wednesday 14th Jan 2026  
Bidding Deadline 10am - 12noon\*\*

A three bedroom cottage set in 0.20 acre, offering plenty of potential. The property was once a much loved family home and now requires full modernisation, giving buyers the chance to create a home to their own style. With spacious living accommodation, a generous garden, and a detached garage, it provides an exciting project in a lovely setting. \*\*VISIT OUR WEBSITE TO REGISTER TO BID AND VIEW LEGAL PACK\*\*

- Bidding Deadline on \*\*Wednesday 14th Jan 2026 10am to 12 noon\*\*
- Guide Price £150,000 to £200,000
- Dining room leading to kitchen and
- Garden room with side access bathroom
- Three well proportioned first floor
- Generous rear garden with scope for landscaping
- Detached garage and off road parking
- \*\*Full modernisation required, excellent potential\*\*
- PROPERTY TO BE SOLD AS SEEN WITH CONTENTS
- Scope for extension to the rear

## Location

West Cottage is set in the popular south Norfolk village of Dickleburgh which retains a village pub, post office/stores and a primary school. Just 5 miles away is the bustling market town of Diss on the Norfolk/Suffolk border with a surprising number of independent specialist shops and businesses providing a wide variety of goods and services. The town has well regarded schools, good sporting and leisure facilities and a wide range of social activities. Diss station provides frequent mainline commuter services to Norwich, Ipswich and London Liverpool Street. The regional cultural and business centre of Norwich lies approximately 17 miles to the north, the renowned Heritage Coast, including Southwold and Aldeburgh, is 45 minutes away within easy reach by car.







### Property

This three bedroom cottage is set within a plot of around 0.20 acre and offers an excellent opportunity for those seeking a home to modernise and make their own. Once a much loved family home, the property now requires a programme of updating throughout, yet it retains a traditional layout with spacious rooms and a generous garden. The accommodation comprises a useful garden room to the side which leads into the dining room. From here, there is access to the kitchen and a ground floor bathroom. A good sized lounge sits to the front of the property, featuring a fireplace and window to the front aspect. Stairs rise from the lounge to the first floor where there are three well proportioned bedrooms.

### Outside

The cottage sits within grounds of approximately 0.20 acre. The rear garden is particularly generous and although currently overgrown, extends a long way back providing plenty of scope for landscaping and outdoor enjoyment. To the front there is a further area of garden along with a detached garage and additional parking.

### Services

Mains water and electricity are connected and private drainage.

### How to get there

What3Words ///

### Viewing

Strictly by appointment with TW Gaze.

### Freehold

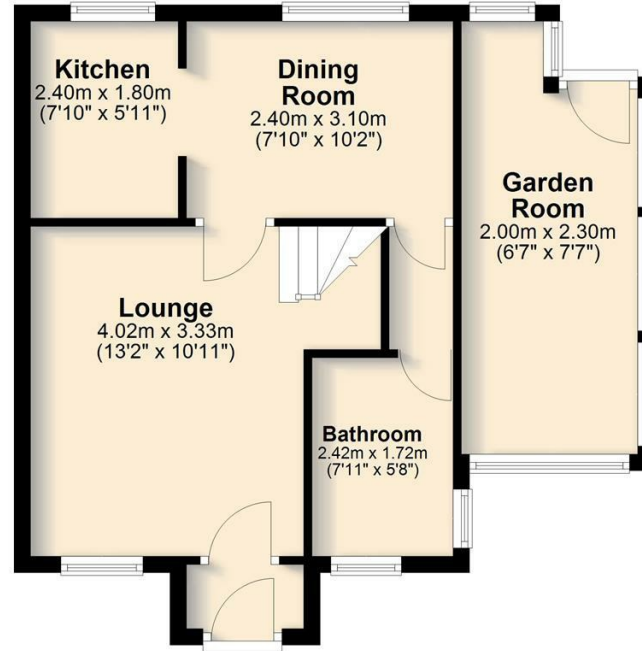
### Ref:





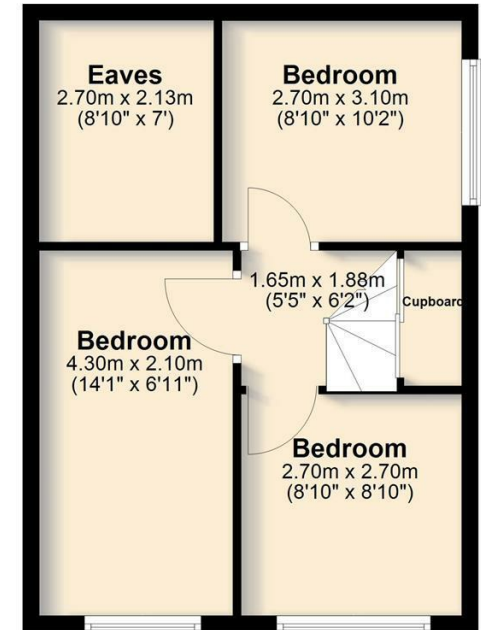
### Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)

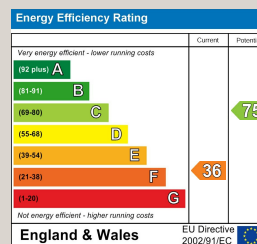


### First Floor

Approx. 36.4 sq. metres (391.5 sq. feet)



Total area: approx. 82.5 sq. metres (888.1 sq. feet)



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