



Limmer Avenue, Dickleburgh, Diss, IP21 4PP
Guide Price £250,000 - £270,000



Boasting a tranquil corner plot position, this immaculately presented bungalow is well located upon a small close within the sought after village of Dickleburgh. Further benefiting from garage, carport, outbuilding, solar panels and good off-road parking space.

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Key Features

- Solar Panels
- Garage & Carport
- Outbuilding
- Corner plot position
- Immaculately presented
- Good off-road parking
- Council Tax Band B
- Freehold
- Energy Efficiency Rating A.

Situation

Located close to the centre of the village, the property is found in a pleasing position within a small and attractive close comprising of similar properties upon generous plots. The traditional Norfolk village of Dickleburgh lies some 5 or so miles to the north of Diss and within the beautiful south Norfolk rural countryside, the village itself has proved to have been a popular and sought after location still retaining a strong community helped by having a good range of local amenities and facilities by way of village shop/post office/convenience store, public house, fine church, garage and highly regarded Ofsted rated schooling.

Description

The property comprises a two bedroom semi-detached bungalow having been built in the 1970's of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of replacement sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators. Additionally the property has had the installation of sola panelling with a feed in tariff providing reduced rates and pay back. Throughout the property is presented in a most excellent decorative order having been well maintained and enhanced.

Externally

The property is set back at the end of the close within a corner plot position having good off-road parking for several cars leading up to the bungalow and 5 bar gate which in turn leads through to the carport, (measuring 18' 3" x 8' 3" (5.57m x 2.54m) and with garage beyond measuring 23' 2" x 8' 8" (7.08m x 2.66m) with double doors to front and power/light connected. Adjacent to the garage is a useful outbuilding measuring 6' 11" x 7' 3" (2.12m x 2.22m) which has power and light connected and would provide well as an external office. The main gardens lie to the rear and offer a good deal of privacy/seclusion within enclosed by panelling fencing and being well presented.



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The rooms are as follows

ENTRANCE PORCH: 3' 1" x 6' 11" (0.94m x 2.11m)

Upvc double glazed door to front. Good space for shoes and coats etc and secondary door giving access through to the inner hall.

KITCHEN: 7' 11" x 8' 8" (2.41m x 2.64m)

With window to the side aspect. The kitchen offers a good range of wall and floor unit cupboard space with roll top work surfaces, inset one and a half bowl sink with drainer, integrated appliances with four ring electric hob, double oven and space for white goods etc.

RECEPTION ROOM: 17' 11" x 10' 8" (5.46m x 3.25m)

Large picture window to the front aspect allowing plenty of natural light due to a southerly aspect. Replaced carpeting.

INNER HALL: 6' 6" x 2' 7" (1.98m x 0.79m)

With replaced internal doors giving access to the bathroom and bedrooms.

BATHROOM: 6' 6" x 5' 7" (1.98m x 1.7m)

A modern three piece suite in white with P shaped bath, wash hand basin over vanity unit, low level wc and heated towel rail. Fully tiled.

BEDROOM ONE: 11' 5" x 9' 3" (3.48m x 2.82m)

A generous double bedroom found to the rear of the property and with French upvc double glazed doors giving access to the conservatory extension.

BEDROOM TWO: 8' 2" x 10' 0" (2.49m x 3.05m)

With window to the rear aspect. Again being a good double bedroom.

SUNROOM: 11' 0" x 9' 6" (3.35m x 2.90m)

A upvc double glazed conservatory extension upon a brick base with French upvc doors giving access onto the rear gardens.

OUR REF: 8214



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