



## Harvey Lane, Dickleburgh, Diss, IP21 4NL

**Guide Price £425,000 - £450,000**

Being presented in an immaculate decorative order, this three bedroom detached bungalow benefits from a large single garage, conservatory and southerly facing rear gardens.

- Large single garage
- Southerly facing rear gardens
- Conservatory
- Immaculately presented throughout
- Stone's throw from rural countryside
- Council Tax Band D
- Freehold
- Energy Efficiency Rating E.



## Property Description

### Situation

Set back off a small country lane, the property is found upon an elevated plot within a stone's throw of the unspoilt rural countryside, whilst being within a short stroll to the centre of the village. The traditional and attractive village of Dickleburgh is steeped in history having proved to have been a popular and sought after location over the years and found on the south Norfolk borders just five or so miles to the north of Diss. The village still retains an excellent range of local amenities and facilities by way of having village shop/convenience store/post office, public house, fine church, garage and Ofsted outstanding rated schooling. A more extensive and diverse range of amenities and facilities can be found within the historic market town of Diss with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a three bedroom detached bungalow built in 1974 of traditional brick and block cavity wall construction under an interlocking tiled roof with the benefit of upvc double glazed windows and doors, whilst being heated by an oil fired central heating boiler via radiators. Being presented in an immaculate decorative order and offering bright and spacious accommodation giving versatile living in the regions of 1,000 sq ft.

### Externally

The property is set back from the road being approached via a large shingle driveway giving off-road parking for multiple vehicles leading to the single garage. The main gardens lie to the rear of the property being predominantly laid to lawn having large patio area creating an excellent space for alfresco dining, having workshop, garden house and summer house, all being enclosed by panel fencing and attractive hedging.



The rooms are as follows:

**ENTRANCE HALL:** 4' 7" x 8' 9" (1.41m x 2.69m) Giving access to two reception rooms.

**RECEPTION ROOM ONE:** 10' 8" x 18' 9" (3.27m x 5.72m)

Double aspect to front and side being a bright and spacious reception room with fireplace feature.

**RECEPTION ROOM TWO:** 11' 6" x 8' 7" (3.51m x 2.63m) Being an excellent space for dining table and chairs, open archway to kitchen and access to inner hall.

**KITCHEN:** 15' 9" x 10' 9" (4.81m x 3.28m) With two windows to rear, the kitchen offers a good range of wall and floor units, work surfaces, four ring electric hob and extractor above, inset oven, large stainless steel sink with drainer and mixer tap, space for table and chairs and access to rear hall.

**REAR HALL:** Giving access to wc and utility room, external door to side.

**WC:** 3' 6" x 5' 3" (1.09m x 1.61m) With window to rear comprising low level wc and hand wash basin. Part tiled.

**UTILITY ROOM:** 7' 10" x 6' 11" (2.39m x 2.13m) With inset sink and mixer tap, plumbing for washing machine and dishwasher, space for large fridge freezer. Airing cupboard to side.

**INNER HALL:** Giving access to three bedrooms and bathroom.

**BEDROOM ONE:** 10' 5" x 10' 4" (3.20m x 3.17m) With window to front being a large master bedroom.

**BEDROOM TWO:** 8' 5" x 10' 4" (2.59m x 3.15m) With window to front being a double bedroom.

**BEDROOM THREE:** 8' 7" x 7' 3" (2.63m x 2.23m) With window to rear lending itself for potential office space.

**BATHROOM:** 7' 4" x 5' 1" (2.25m x 1.55m) With window to rear comprising panelled bath with overhead electric shower, low level wc, hand wash basin and heated towel rail. Fully tiled.

**CONSERVATORY:** 14' 9" x 11' 1" (4.52m x 3.40m) Found to the rear of the property being a upvc double glazed conservatory having views and access onto the rear gardens.

**VIEWINGS:** Strictly by appointment with Whitley Parish Estate Agents, please contact a member of the sales team at our Diss office on 01379 640808.

#### SERVICES

Drainage - Mains

Heating type - Oil central heating

EPC rating - E

Council Tax Band D

Freehold

**OUR REF:** 8149



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales 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 recheck the measurements.

