



## Wood Lane, Dickleburgh, Diss, IP21 4NE

Guide Price £350,000 - £385,000

BOASTING A RURAL BUT YET NOT ISOLATED POSITION THIS SUBSTANTIAL CHARACTERFUL COTTAGE ENJOYS BEAUTIFUL FAR REACHING VIEWS OVER THE UNSPOILT SURROUNDING COUNTRYSIDE. SET UPON A LARGE PLOT IN THE REGIONS OF 1.5 ACRES (STS) WITH POTENTIAL FOR A BUILDING PLOT (SUBJECT TO PLANNING CONSENT).

- In the region of 1.5 acre (sts)
- Versatile living space
- Beautiful far reaching rural views
- Freehold
- Potential for building plot
- Character & charm
- Council Tax Band C
- Energy Efficiency Rating E





## Property Description

### SITUATION

Enjoying an outstanding rural position, the property is found to the outskirts of the village surrounded by the idyllic rural countryside. Dickleburgh is a traditional and attractive village steeped in history and has proved to have been a popular and sought after location over the years found some 5 or so miles to the north of Diss. The village still retains an excellent range of local amenities by way of having a village shop/convenience store/post office, public house, fine church 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 lying along the Waveney Valley 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 semi-detached cottage believed to have been built some 300 or so years ago. A latter 1980's ground floor extension to the side, colour wash rendered elevations and heated by an oil fired central heating boiler via radiators. Internally the property offers spacious and versatile living space in the regions of 1000 sq ft and offering exposed and revealed period features as one would expect to find in a property of this age.

### EXTERNALLY

The property is set back from the road having extensive off-road parking to the front upon a shingle driveway for a number of cars. The formal gardens lie to the rear of the property being of a generous size leading onto a large strip of land connecting to an additional area of gardens being predominantly laid to lawn and perhaps lending the opportunity for planning consent for a building plot if required. Particular notice is drawn to the position of the property backing onto rural fields and with outstanding far reaching views to the front and rear aspects. The gardens enjoy a south westerly aspect taking in all of the afternoon and evening sun whilst having a good deal of privacy/seclusion within.

The rooms are as follows

**ENTRANCE HALL:** 6' 7" x 6' 8" (2.03m x 2.05m) Access via composite door to front, replaced internal doors giving access to the bathroom, kitchen and inner hall.

**INNER HALL:** 11' 5" x 6' 4" (3.50m x 1.94m) Giving access to the two reception rooms and bedroom three. Upvc door to rear giving external access onto the rear gardens. Double built-in storage cupboard to side and an additional under stairs storage cupboard.

**RECEPTION ROOM ONE:** 11' 7" x 11' 6" (3.55m x 3.51m) With window to the rear aspect and views onto the rear gardens to a westerly aspect. A particular focal point is the inglenook fireplace with exposed red brick and oak bressumer beam with storage cupboards to either side. Period brace and batten doors giving access through to the inner hall and kitchen.

**RECEPTION ROOM TWO:** 12' 9" x 11' 10" (3.90m x 3.62m) Found to the rear aspect of the property enjoying views onto the rear gardens.

**KITCHEN:** 7' 2" x 12' 2" (2.20m x 3.72m) With window to the front aspect enjoying rural views. Replaced kitchen offers a good range of wall and floor unit cupboard space with wood effect roll top work surfaces, porcelain sink with drainer and mixer tap, four ring electric hob with extractor above, fitted oven and microwave to side, fitted fridge/freezer and space for white goods.

**BEDROOM THREE:** 9' 5" x 8' 9" (2.89m x 2.69m) Found to the rear aspect of the property and lending itself for a number of different uses if not required as a bedroom.

**BATHROOM:** 6' 6" x 6' 3" (2.00m x 1.93m) With frosted window to front being a replaced suite with corner shower cubicle, low level wc, wash hand basin over vanity unit and heated towel rail.

**FIRST FLOOR LEVEL:**

**SUFFOLK LANDING:** 7' 3" x 6' 8" (2.23m x 2.05m) With window to side.. Built-in storage and period oak brace and batten doors giving access to the additional two bedrooms and wc.

**WC:** 4' 1" x 2' 10" (1.25m x 0.87m) With low level wc and wash hand basin over.

**BEDROOM ONE:** 12' 2" x 12' 4" (3.71m x 3.76m) With window to the rear aspect enjoying elevated views over the rear gardens and fields beyond. A large double bedroom with exposed timbers and beams. Built-in storage cupboard to side measuring 4' 3" x 3' 8" (1.32m x 1.14m).

**BEDROOM TWO:** 7' 5" x 8' 11" (2.27m x 2.74m) With window to the front aspect and again enjoying elevated views over the surrounding countryside. Built-in storage cupboard to side.

**OUR REF:** 7727



## Viewing Arrangements

Strictly by appointment

## Contact Details

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