



40 RECTORY ROAD
DICKLEBURGH, DISS, IP21 4NY



A well-presented and upgraded semi-detached 3 bedroom house with off-road parking and a conservatory in a popular village.

The property is a spacious and well-presented ex-Local Authority semi-detached house that has been upgraded by the current owners and offers well-presented accommodation throughout.

The front door opens to the entrance hall with stairs to the first floor. There is a spacious sitting room to the rear with woodburning stove and double doors to the conservatory. The conservatory in turn opens to the garden. The kitchen/dining room is open plan with the kitchen being fitted in a comprehensive range of contemporary wall and base units. From the kitchen a rear lobby with access to the garden and access to the well-appointed bathroom with separate shower cubicle. On the first floor is a spacious landing leading to three double bedrooms. The principal bedroom also has fitted wardrobes. There is the added benefit of a first floor shower room.

The property is approached from the road with off-road parking for at least two cars and set back on a slip road overlooking open space. The rear garden is laid principally to

lawn and has a useful shed.

LOCATION

The property is located in Dickleburgh, which is a popular village offering a public house, village shop and Post Office, Primary school, a children's play area and a village green. The market town of Diss is just within a few minutes' drive and offers a wide range of shops and services and a mainline railway link to Norwich and London Liverpool Street.

SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

South Norfolk Council.

Council Tax Band B.

VIEWING

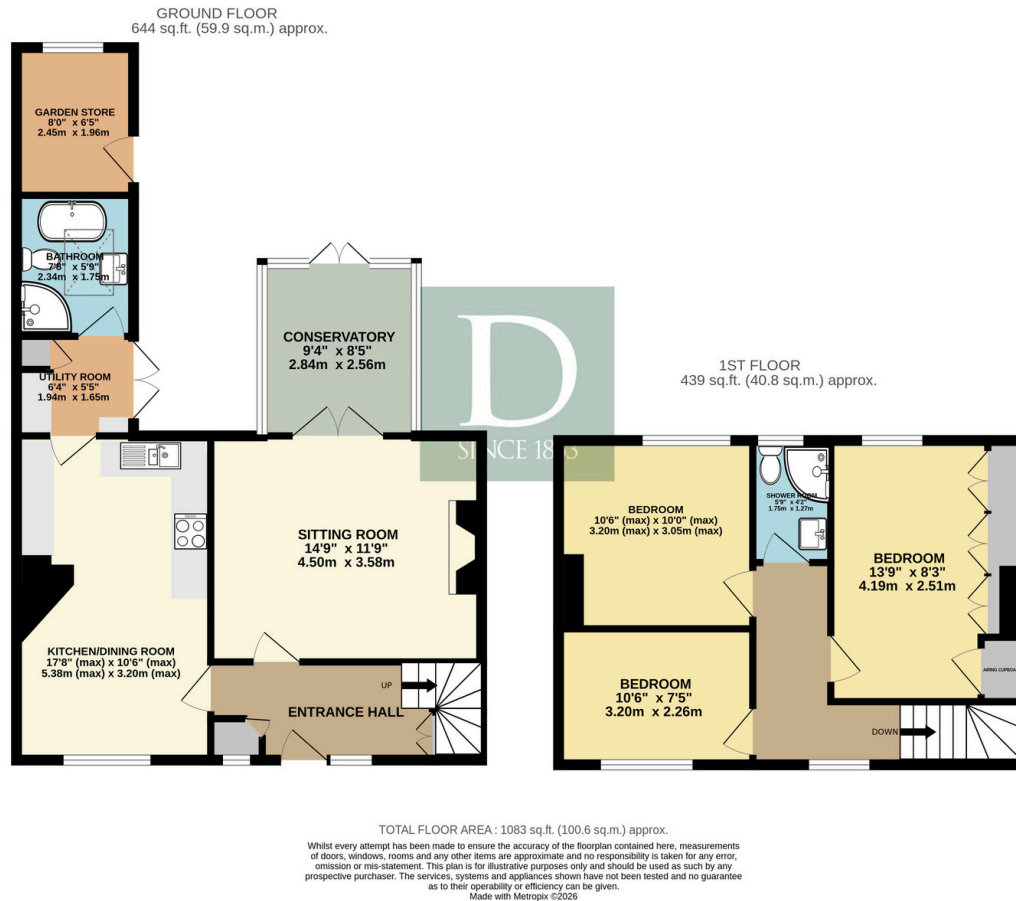
Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.





SOUTH
FACING
GARDEN

FLOOR PLAN



ENERGY PERFORMANCE

D Rating

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.



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