



M  
M

*Limmer Avenue, Dickleburgh,*  
Nr Diss, Norfolk.

M  
M

**MUSKER  
MCINTYRE**  
ESTATE AGENTS



A well presented semi detached family home situated in this popular location, close to popular schooling. The property has versatile living accommodation and the option of using the dining room as bedroom three.

## *Limmer Avenue, Dickleburgh*

### **Accommodation comprises briefly:-**

- Kitchen/breakfast room
- Sitting room
- Study
- Dining Room/bedroom 3
- Ground floor bathroom
- Master bedroom
- En-suite shower room
- Further double bedroom
- Off-road Parking
- Well maintained rear garden



### **The Property**

A uPVC front door gives access into the porch which then leads into a fitted kitchen with a good range of base and wall units along with space and plumbing for washing machine, dishwasher and space for free standing cooker. A recess provides the ideal space for an upright fridge/freezer. The sitting room is located to the front on the property with a large picture window making this a lovely bright room. The dining room overlooks the rear garden, this room can also be used as the third bedroom. Opposite the bedroom is the family bathroom which is fitted with a white suite and includes a bath, wash basin and low level WC. From the study French doors lead out to and with views over the rear garden and has the stairs leading to the first floor. The landing provides access into the two double bedrooms with an en-suite shower room to the master which also has a fitted wardrobe. The property benefits from uPVC sealed unit double glazing and is heated by an oil fired radiator central heating system.

### **Outside**

There is parking for several cars to the front of the property as well as a detached single garage which has power and lighting connected and has recently been re-roofed. A side gate provides access into a fully enclosed rear garden with a paved patio area which is separated from the lawned garden by a picket fence with two gates.



## Location

The village of Dickleburgh has a village shop and post office, public house and highly regarded primary school. Further facilities are located within the market towns of Harleston and Diss including a Tesco, Budgens, Morrison, W H Smith, Carphone Warehouse and Boots. Both towns also retain a number of independent bakers, butchers, gift shops, cafes, restaurants and public houses. Diss itself has a mainline train station to London Liverpool Street and Norwich. The surrounding towns of Harleston, Diss & Long Stratton all have schooling up to GCSE level with further education available at a number of local sixth form colleges. The Suffolk Heritage coast is approximately 25 miles away.

### Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Oil fired central heating and hot water.  
Mains electricity and drainage.  
Energy Rating: D

### Local Authority:

South Norfolk District Council  
**Council Tax Band: C**  
**Postal Code: IP21 4PP**

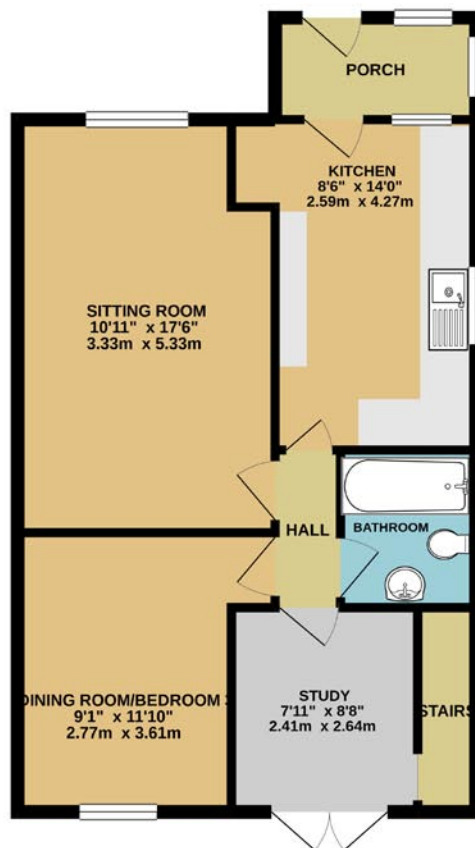
### Tenure

Vacant possession of the **freehold** will be given upon completion.

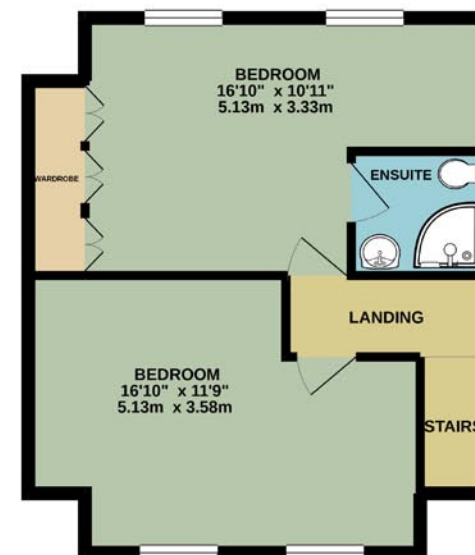
### Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

GROUND FLOOR  
606 sq. ft. (56.3 sq. m.) approx.



1ST FLOOR  
421 sq. ft. (39.1 sq. m.) approx.



**Guide Price: £245,000**

TOTAL FLOOR AREA: 1027 sq. ft. (95.4 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

**To arrange a viewing, please call 01379 644822**

Offices throughout Norfolk & Suffolk:

Norwich City Centre 01603 859343  
Harleston 01379 882535  
Bungay 01986 888160  
Beccles 01502 710180  
Loddon 01508 521110  
Halesworth 01986 888205

A member of **onTheMarket™**.com

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



**DISS OFFICE**  
46/47 Mere Street  
Diss  
Norfolk  
IP22 4AG

**Tel. 01379 644822**  
[diss@muskermcintyre.co.uk](mailto:diss@muskermcintyre.co.uk)