



## 20 Catchpole Walk, Dickleburgh - IP21 4NX

Offers Over- £350,000 Freehold

Offered with no chain, this extended and well-finished four-bedroom semi-detached home provides spacious and flexible accommodation suited to family living. The ground floor features a large, open-plan kitchen with a central island and breakfast bar, a spacious lounge filled with natural light, a separate dining room, and an additional reception room that is ideal for a home office or snug. A ground-floor bedroom and shower room add further practicality, while upstairs offers three more well-sized bedrooms and a second shower room. Outside, the enclosed rear garden features a large patio and a generous garden cabin complete with kitchen, WC, and lounge area. There's also a covered garden lounge with stained glass-style windows, exposed beams, and wooden flooring, plus a further outbuilding for storage or workshop use. A double garage and wide driveway at the front provide ample off-road parking, all conveniently located close to local shops, a post office, a pub, a takeaway, and a primary school.

## Location

Catchpole Walk in Dickleburgh offers a peaceful residential setting in a well-connected South Norfolk village. The area is popular with families and commuters alike, thanks to its strong sense of community and access to everyday essentials. Within walking distance, you'll find a convenience store, a well-regarded fish and chip shop, a post office, a primary school, and a friendly village pub. Surrounded by scenic countryside, the village also provides easy access to the market towns of Diss, offering a mainline rail link to London Liverpool Street, and Harleston. With local walking routes and green spaces nearby, this is a desirable location for those seeking village life with excellent transport connections.



## Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage

Heating system- Oil Central Heating

Council Tax Band- B



## Catchpole Walk, Dickleburgh

Step inside through the entrance hall, where convenient and practical storage cupboards provide space for coats, shoes, and everyday essentials. From here, move into the spacious open-plan kitchen, thoughtfully designed with modern fitted units, ample counter space, a twin oven with hob and extractor, and wood-effect flooring throughout. A central island with a breakfast bar adds functionality, while a serving hatch connects through to the lounge, making it easy to entertain or stay connected with the rest of the home.

The kitchen flows naturally into a generous dining room, also finished with wood-effect flooring and lit by a character pendant light. This room provides access to the integral garage and features French doors that open into the main living area, a bright, inviting space with large windows allowing in plenty of natural light.

The lounge includes an exposed wooden beam, a storage cupboard, a door to the garden, and another set of French doors leading into a versatile reception room. This additional space is ideal for use as a home office, study, or snug and features its own French doors opening to the garden.

Also on the ground floor is a well-sized bedroom and a modern fitted shower room with a glass shower cubicle, stylish tiled walls, and a coordinated tiled floor.

Make your way upstairs, where the landing includes an airing cupboard. Here, you'll find three further spacious bedrooms, all enjoying natural light and finished with wood-effect flooring. One of the bedrooms features built-in wardrobes with sliding doors, providing practical storage. These bedrooms are served by a family shower room with partially tiled walls and a glass shower cubicle.

Outside, the generous rear garden is fully enclosed and designed for both relaxation and entertaining. A large patio seating area leads to a lawn, offering space for children or pets. One of the standout features is the spacious garden cabin, accessed through French doors. Step inside to find an open-plan layout that includes a bedroom area with its own WC, a fully fitted kitchen with ample counter space, a hob, and a tiled backsplash, as well as a lounge area with carpet flooring. The lounge opens onto a raised wood deck seating area, perfect for morning coffee or evening gatherings, with plenty of natural light streaming in.

Additionally, the garden includes a large covered garden lounge with wooden flooring, exposed beams, and decorative windows featuring stained glass-style details, ideal as a summer room or entertaining space. A further outbuilding provides extra storage or potential for workshop use.

To the front of the property, a large driveway and double garage offer ample off-road parking for multiple vehicles.



