



27 Limmer Avenue, Dickleburgh

Diss



Minors & Brady

27 Limmer Avenue

Dickleburgh, Diss

Set within a well-connected market town, this semi-detached bungalow has been thoughtfully modernised to create a home ready to move straight into. Offered with no onward chain from a motivated seller, the property presents two double bedrooms, a spacious lounge filled with natural light, and a sleek fitted kitchen with integrated appliances and French doors leading to the garden. A contemporary family bathroom complements the interior, while recent works include a complete rewire, new plumbing, oil tank, porch roof, windows and patio doors. The outside space is private and low maintenance with an enclosed garden, alongside a brickweave driveway and garage providing ample off-road parking. Its position on the Norfolk and Suffolk border places you close to local shops, cafés, healthcare services, well-regarded schools, and the weekly Wednesday market.

Location

Limmer Avenue is situated in the historic market town of Harleston, a sought-after location on the Norfolk and Suffolk border. The town offers a range of everyday amenities, including independent shops, cafés, supermarkets, healthcare services and well-regarded schools. Residents enjoy easy access to the surrounding countryside with scenic walking routes, while excellent transport links connect to Diss, Norwich and the Suffolk coast. The bustling Wednesday market is a highlight for many, bringing together local produce and a lively community atmosphere. For those who enjoy the outdoors, the nearby Waveney Valley provides picturesque riverside walks and opportunities for canoeing or cycling. Families will also appreciate the town's strong sense of community with regular events, festivals and recreational facilities.

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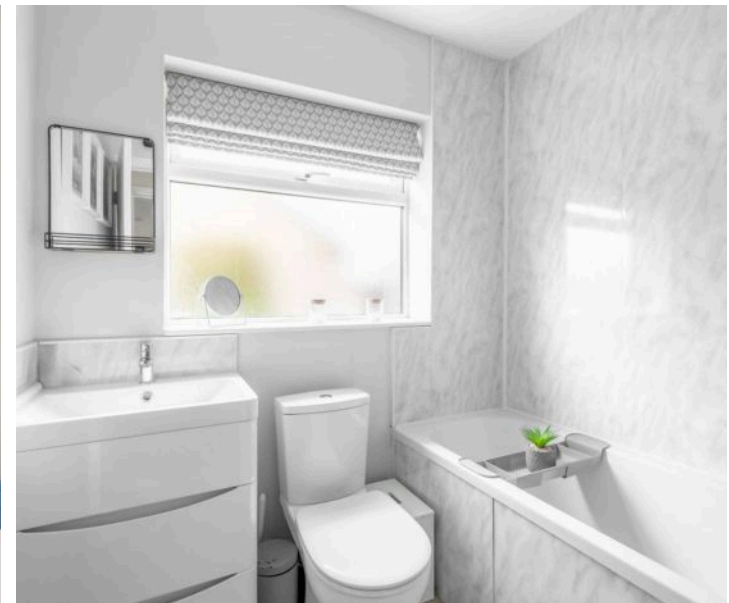
Step inside through the light-filled porch, where inset ceiling lighting and a useful storage cupboard create a practical welcome. The wood-effect flooring underfoot adds a smart finish and sets the tone for the rest of the home.

From here, continue through to the spacious lounge, a bright and inviting room with generous proportions, soft carpet flooring, and space to dine if desired, making it a versatile hub for everyday living.

Moving through the hall, you'll find the modern fitted kitchen, designed with sleek matching wall and base units, drawers, and marble-effect worktops. Integrated appliances include an induction hob with extractor above, oven and grill below, while there is also space for a fridge-freezer and plumbing for a washing machine. The stylish wood-effect flooring ties the room together, and French doors open directly to the garden, creating an easy flow between indoor and outdoor living.

The bungalow offers two double bedrooms, both thoughtfully designed. The principal bedroom provides built-in wall-mounted storage above the bed, while the second double bedroom is filled with natural light, ideal as a guest room or home office if preferred.

The family bathroom is finished in a contemporary style, comprising a bath with a shower over, a sleek sink with storage drawers beneath, a toilet, and a heated towel radiator.



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Outside, the rear garden is enclosed and private, designed for low maintenance yet still offering plenty of charm. A paved patio area provides a perfect spot for outdoor seating, while the remainder is mainly laid to lawn with a gate leading to the front. To the side, a brickweave driveway offers ample off-road parking and leads to a garage with power and access, giving further convenience and practicality.

Additionally, the property has been modernised throughout with a full rewire, new plumbing, oil tank, porch roof, windows and patio doors, and also benefits from double glazing throughout.

Agents notes

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

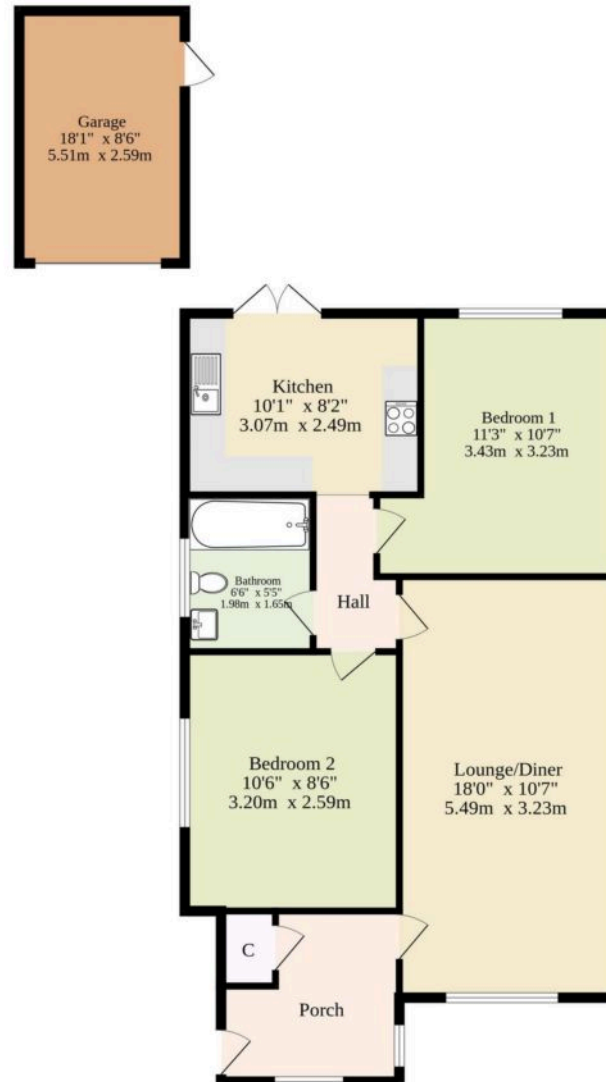
Heating system- Oil Central Heating

Council Tax Band- B



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Ground Floor
764 sq.ft. (71.0 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 764 sq.ft. (71.0 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.
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Dreaming of this home? Let's make it a reality



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Branch Manager



Meet *Theo*
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Meet *Anya*
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