



2 Merlewood, Dickleburgh

Diss



Minors & Brady



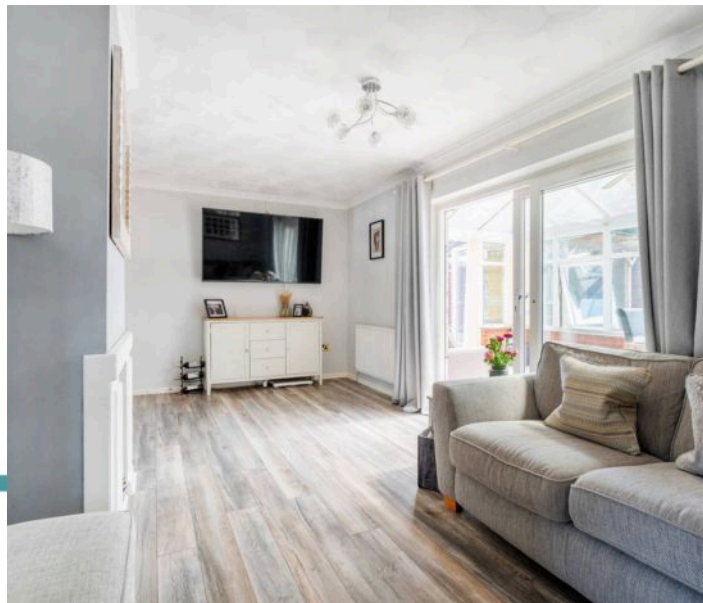
## 2 Merlewood

Dickleburgh, Diss

Set within the peaceful village of Dickleburgh, this attractive semi-detached bungalow offers a comfortable and practical layout, all arranged on one level. A welcoming living space opens into a light-filled sunroom with views across the garden, while the well-equipped kitchen, complete with solid wood worktops and integrated appliances, is complemented by a separate utility room. There's also a versatile study and a neatly finished shower room, creating a home that works just as well for everyday living as it does for entertaining. Outside, the landscaped rear garden provides both a patio and a covered decked area for relaxing or socialising, with a storage shed for added convenience. Off-road parking is available on the driveway, and the location offers easy access to the amenities of Diss, including its mainline rail link to London Liverpool Street.

### Location

Merlewood sits in the charming village of Dickleburgh, surrounded by scenic countryside yet conveniently placed for day-to-day amenities. The village offers a well-regarded primary school, local shop, and traditional pub, while the nearby market town of Diss provides a wider selection of shops, supermarkets, leisure facilities, and a mainline rail service to London Liverpool Street. The area is ideal for those who enjoy outdoor pursuits, with an abundance of walking and cycling routes, and is well connected by road links to Norwich, Bury St Edmunds, and the Norfolk and Suffolk coasts. Residents also benefit from a friendly community atmosphere with regular village events. For those seeking a balance between rural charm and modern convenience, this location delivers both.



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Dickleburgh, Diss

### Merlewood, Dickleburgh

Stepping inside, you are welcomed by a hall with a handy storage cupboard, while the warmth of wood-effect flooring leads the way into the main living areas. The generous living room is filled with natural light, centred around a feature chimney breast where a fireplace once stood, adding character to the space. French doors open into a bright and airy sunroom, a superb extension of the living space with wonderful views over the garden and a second set of French doors that invite the outdoors in.

The kitchen is both stylish and practical, fitted with a range of wall and base units topped with solid wood worktops. A tiled backsplash adds a classic touch, while integrated appliances, including a hob, oven, and extractor, ensure a modern finish. Tiled flooring continues into the separate utility area, offering additional worktop and storage space along with plumbing for laundry appliances. From here, a door opens to a versatile study, ideal as a home office, craft room, or even a hobby space, with its own direct access to the garden.

Two bedrooms complete the internal layout, one of them a comfortable double, both enjoying natural light and carpeted flooring for a cosy feel. The family shower room offers a practical and well-kept space, fitted with a glass shower cubicle, WC, basin, and full tiling, creating an easy-to-maintain finish. The home also benefits from double glazing throughout, adding to its comfort and efficiency.



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Dickleburgh, Diss

Outside, the landscaped rear garden is enclosed and private, providing a choice of areas for relaxation and entertaining. A paved patio is perfectly placed for outdoor dining, while the covered decked seating area offers shelter for enjoying the garden, whatever the weather. The space is easy to care for and includes a useful storage shed for tools and equipment.

To the front, there is a driveway providing off-road parking for one vehicle, complemented by additional on-street parking nearby for visitors.

### Agents notes

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

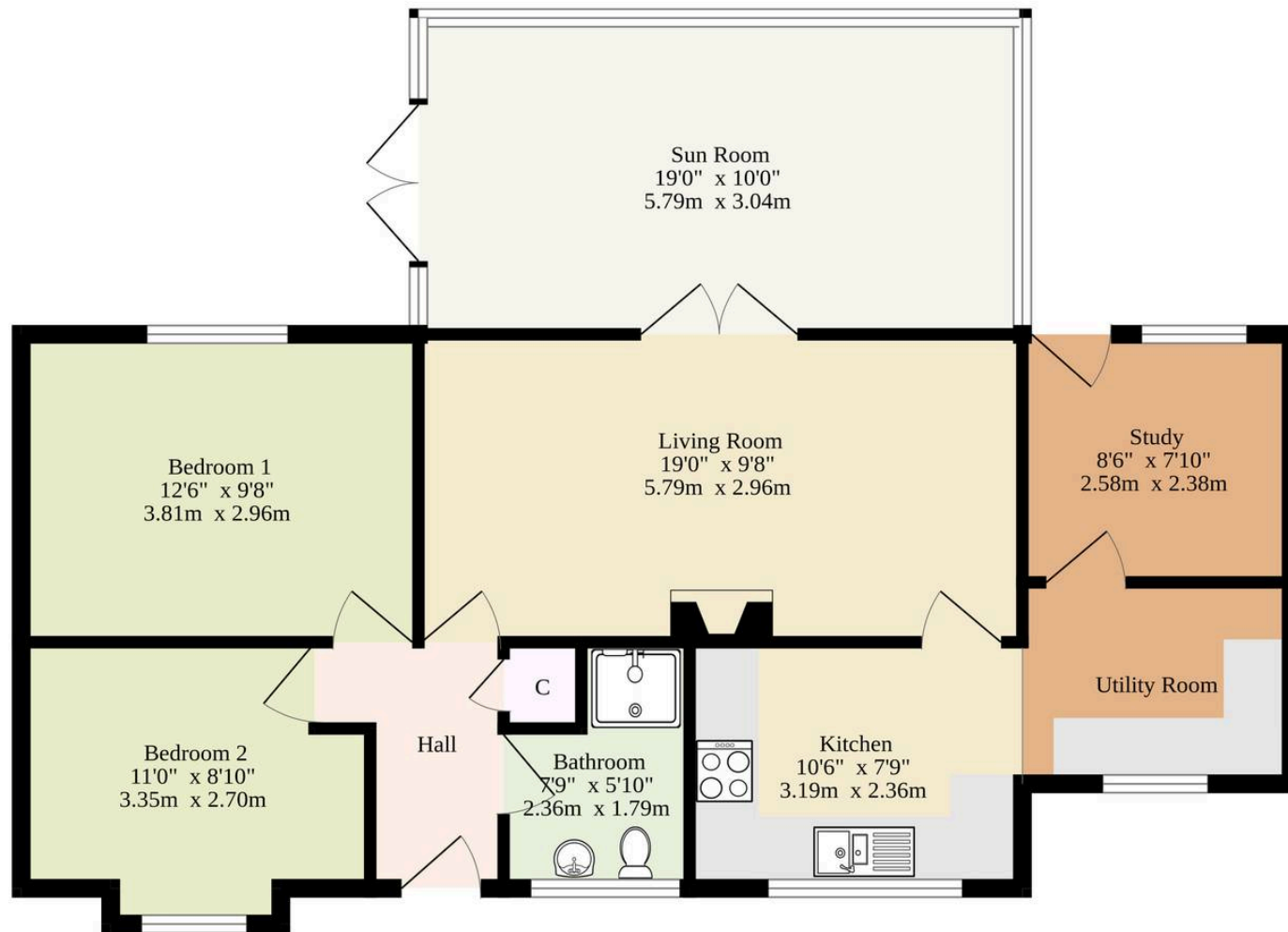
Heating system- Oil Central Heating

Councill Tax Band- B



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**Ground Floor**  
**890 sq.ft. (82.7 sq.m.) approx.**



TOTAL FLOOR AREA : 890 sq.ft. (82.7 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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