



83 Rectory Road, Dickleburgh

Diss



Minors & Brady

83 Rectory Road

Dickleburgh, Diss

A perfect opportunity to acquire a privately positioned rural project set within a peaceful location and overlooking open fields. Tucked away and approached via its own private driveway, the property enjoys a good level of privacy and sits on a good sized plot. The existing accommodation includes an entrance hall, kitchen, wet room, two bedrooms and a sitting room. To the side there is a lobby and two storage areas, which offer potential to be converted into a more practical utility space, subject to the necessary permissions (STP). The property requires complete renovation throughout, making it well suited to buyers looking for a refurbishment project. With the size of the plot, there is also potential to extend or further enhance the property, subject to planning permission.

- Private rural location overlooking open fields
- Tucked away position offering a high degree of privacy
- Own private driveway with off-road parking
- Good sized plot with potential to enhance the grounds
- Two bedrooms and sitting room accommodation
- Kitchen and wet room
- Side lobby with two additional storage areas
- Potential to create a utility space (STP)
- Requires complete renovation throughout
- Opportunity to extend or reconfigure (subject to planning permission)





M&B

83 Rectory Road

Dickleburgh, Diss

The Location

Dickleburgh is a well-regarded South Norfolk village known for its friendly community feel and practical everyday amenities. It offers a useful village shop with a post office, a popular traditional pub, and a highly rated primary school, giving the area a strong sense of convenience without losing its rural charm. The village also benefits from generous green space, including a large playing field with sports facilities and a children's play area, which makes it particularly appealing for families and anyone who values having open space close by.

Nature is a real strength of the area. Dickleburgh Moor, a nearby nature reserve, provides an attractive setting for walks, dog-walking, and wildlife watching, with well-maintained footpaths and a peaceful landscape. This adds a calm, countryside backdrop to everyday life while still keeping the village connected and practical rather than isolated.

Streets such as Beech Way fit smoothly into this setting. Properties on roads like Beech Way often appeal to those looking for a quieter lifestyle while still being close to amenities. The layout of these residential pockets usually offers a peaceful environment while remaining within easy reach of the village centre.

For broader services and commuting, the market town of Diss is just over ten minutes away, offering supermarkets, cafés, independent shops, and a mainline station with direct trains to London Liverpool Street. This makes Dickleburgh attractive to people needing access to larger-town facilities or reliable transport links while still wanting to come home to a quieter rural setting.



M&B

83 Rectory Road

Rectory Road, Dickleburgh

Tucked away in a private rural position, this property enjoys a peaceful setting with the added benefit of open views across surrounding fields, creating a quiet and secluded environment that is increasingly difficult to find.

The home is approached via its own private driveway, providing convenient off-road parking and reinforcing the sense of privacy the location offers. The plot itself is a good size, giving buyers the opportunity to enhance both the property and the grounds, subject to the necessary planning permissions.

Internally, the accommodation currently comprises an entrance hall leading through to the main living areas. There is a kitchen, a wet room, two bedrooms, and a sitting room, offering a straightforward layout that could be reconfigured or improved as part of a wider refurbishment project.

To the side of the property there is a lobby area along with two useful storage spaces. These areas present potential to be converted into a more practical utility or service space, subject to the necessary consents (STP), and could add further functionality to the home.

The property requires complete renovation throughout, making it an ideal opportunity for buyers looking for a project or those wishing to create a home tailored to their own style and specification. With the generous plot size, there is also scope to extend or reconfigure the property, again subject to planning permission.

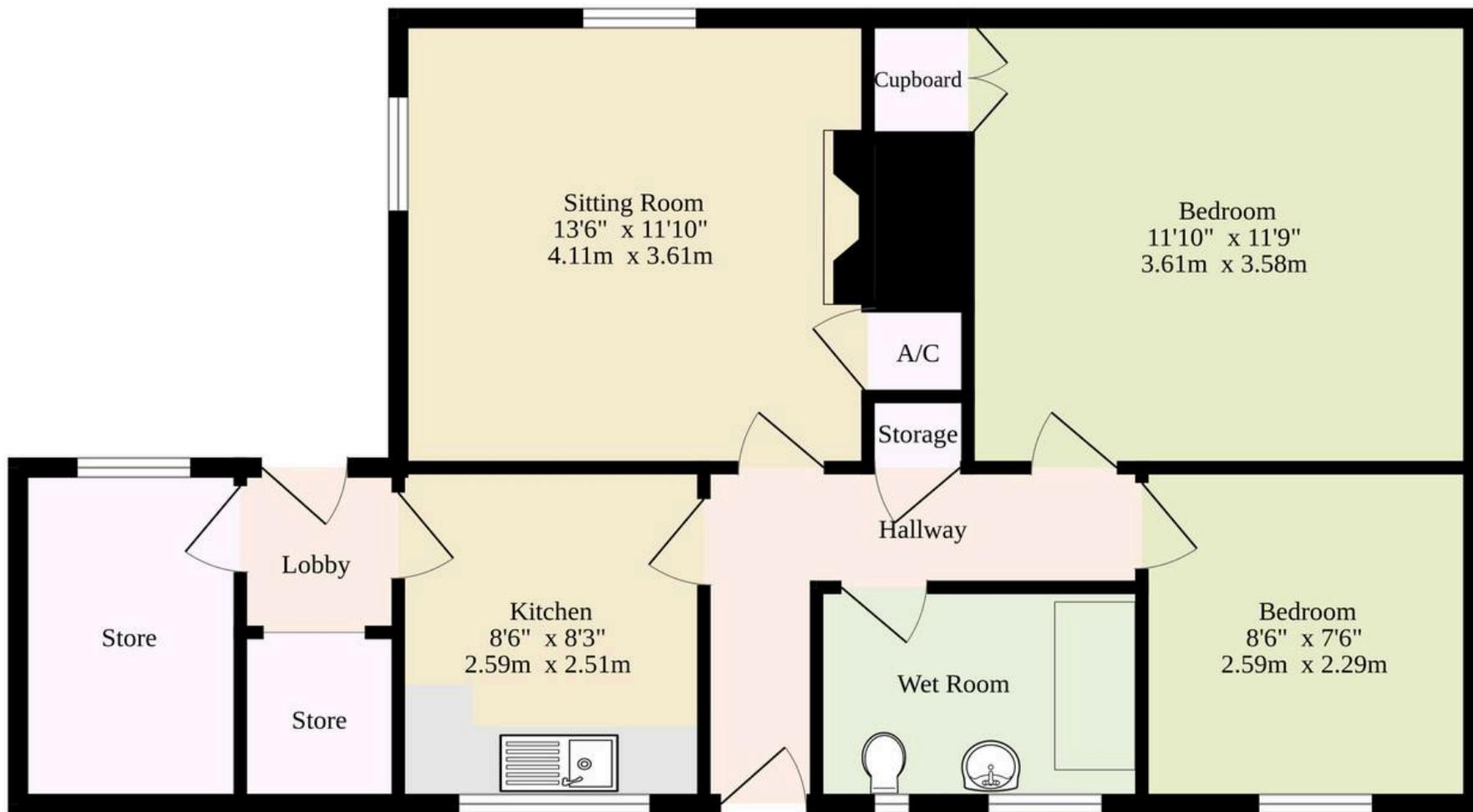
Agents Note

This property will be sold freehold with no onward chain.

Connected to mains water, electricity and drainage.



Ground Floor 615 sq.ft. (57.1 sq.m.) approx.



Including Stores

TOTAL FLOOR AREA : 615 sq.ft. (57.1 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 ©2026

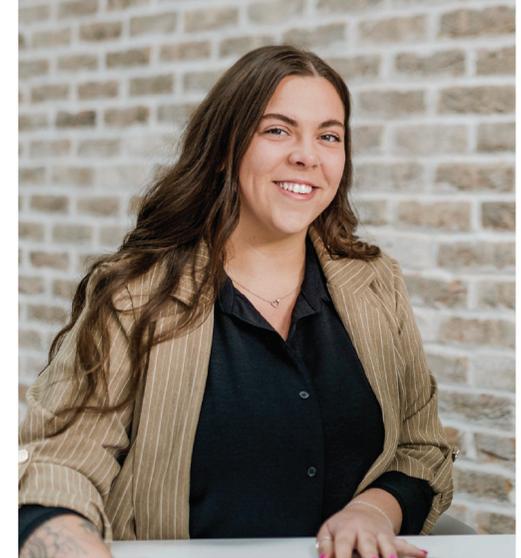
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

Scan to book your
appointment today



T: 01692 531372

E: enquiries@norfolk-mortgages.co.uk