



74 Rectory Road, Dickleburgh

Diss



Minors & Brady

74 Rectory Road

Dickleburgh, Diss

This well-presented three-bedroom home, set within a popular village location, has been thoughtfully modernised by the current owners to create a bright and comfortable space that is ready to move straight into. The property offers a practical layout with well-proportioned rooms, a modern finish throughout, and a good balance of indoor and outdoor living.

With the added benefit of a garage, driveway parking, and an enclosed rear garden, this is a home that suits a wide range of buyers, from first-time purchasers to those looking for a well-maintained village property.



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Dickleburgh, Diss

- Guide price: £250,000 - £260,000
- Well presented three bedroom home, modernised by the current owners
- Situated in a desirable village location, offering a peaceful setting with local amenities nearby
- Spacious lounge providing a bright and comfortable main living area with French doors opening to the rear garden
- Modern fitted kitchen/breakfast room with ample storage and worktop space
- Three bedrooms, offering flexible accommodation for families, guests, or home working
- Spacious enclosed rear garden, ideal for outdoor dining, relaxing, or entertaining
- Garage and private driveway providing off road parking and additional storage

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Location

Situated in the village of Dickleburgh, Rectory Road offers a pleasant rural setting with a strong sense of community. The village provides everyday essentials including a primary school, local shop, and traditional pub, while the nearby market towns of Diss and Harleston offer a wider range of supermarkets, independent shops, cafés, and healthcare services. Diss also benefits from a mainline railway station with direct links to Norwich and London Liverpool Street, making the area suitable for commuters.

Surrounded by open countryside, the location is ideal for those who enjoy walking and outdoor living, with a network of quiet lanes and rural footpaths to explore. Combining village charm with convenient access to larger towns and transport links, this is a well-balanced and appealing setting for a variety of buyers.

Rectory Road

Stepping inside, the entrance hall provides a useful space for coats and shoes, with a window to the side allowing for natural light and stairs rising to the first floor. From here, access is provided through to the kitchen, which has been replaced to offer a modern and well equipped space. The kitchen is fitted with a range of wall and floor units, complemented by work surfaces and a selection of integrated appliances.



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With two windows to the front and space for a dining table and chairs, this room works well as a sociable kitchen and dining area.

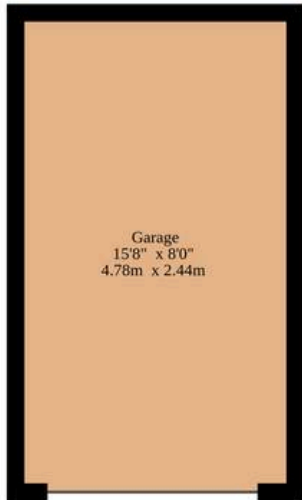
The lounge is positioned to the rear and offers a bright and spacious living area, with French doors opening directly onto the garden. This creates a natural connection between the inside and outside, making it ideal for both everyday living and entertaining.

Upstairs, the landing provides access to three bedrooms and the family bathroom, along with two useful storage cupboards. Bedroom one is a well sized double overlooking the rear garden, while bedroom two is another double room, also positioned to the rear. The third bedroom is located to the front and offers flexibility as a single bedroom, nursery, or study, making it ideal for home working if required. The bathroom is fitted with a panelled bath with shower over, low level WC, and wash hand basin set within a vanity unit, along with a heated towel rail and tiled walls and flooring.

Externally, the property benefits from an enclosed rear garden, providing a private and secure outdoor space ideal for relaxing or entertaining. To the front, there is a garage and driveway, offering off road parking and additional storage. Overall, this is a well balanced and appealing home in a sought after village setting.



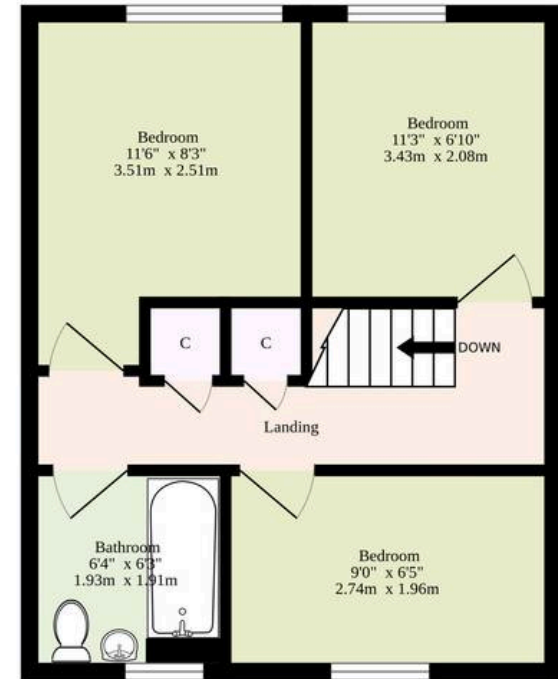
Garage
126 sq.ft. (11.7 sq.m.) approx.



Ground Floor
403 sq.ft. (37.4 sq.m.) approx.



1st Floor
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
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