



Lodge Cottage
Dickleburgh Road
Shimpling
Diss
IP21 4UF

Guide Price £675,000
NO ONWARD CHAIN





- ****NO ONWARD CHAIN****
- **Stylish 4 bedroom family home**
- **Generous garden**
- **Garage and parking for multiple cars**
- **Spacious well planned interior**

Location

Shimpling is a hamlet located some 4 miles to the north of Diss, a bustling market town with weekly markets in the town square and weekly sales of chattels at TW Sales Rooms. Diss sits on the Norfolk/Suffolk border and offers a surprising number of independent specialist shops and businesses providing a wide variety of goods and services, including three national brand supermarkets. The town also benefits from a mainline rail station which provides regular commuter services to Norwich, Ipswich and London Liverpool Street, located to the east of the town centre. There is well regarded schooling at Burston, Dickleburgh and there is also a wide range of sporting, leisure and social activities including an 18 hole golf course and further amenities can be found at the regional retail, cultural and business centre of Norwich which lies 25 miles to the north via the A140. You can also access via the path next to the property the renowned Boudica's Way walking route. Boudica's Walk is a waymarked long-distance footpath. It is 36-miles (58 km) in length and runs from Norwich to Diss, near the border with Suffolk, and follows close to Roman roads and passes through Caistor St. Edmund, a settlement tracing its roots to the Roman period. Along its route, it also passes through the picturesque villages of Saxlingham Nethergate, Shotesham, and Pulham Market.





The Property

Lodge Cottage is a spacious, well designed 4 Bedroom detached property set in approx 0.68 acres. The property was completely modernised and extended in the early 2000's. Upon entry you will immediately notice the clever placement of windows which allow natural light to flood into the entrance hall. There is a large lounge with an inglenook fireplace and wood burner plus addition of a bright and airy garden room with double doors leading out in the garden. There is a large open plan kitchen/dining area with a well-appointed kitchen and spacious dining room perfect for entertaining. There is a useful separate utility room for laundry and additional storage. Upstairs you will find four generous double bedrooms and a family bathroom.

Outside

The garden is where this property really shines. You step out from the garden room to find a pleasant sunny patio area perfect for al fresco entertaining.

There are different pockets of interest in this garden split up by mature hedges and well stocked borders. Beyond the patio you step up into a gravel garden with additional seating and pleasantly planted with grasses and other hardy perennials. You will follow the path round to large area mostly laid to lawn and a well placed summer house.

There is a large garage/workshop and a range of other useful outbuildings and raised vegetable beds.

Services

Mains water, electricity and drainage are connected to the property. Heating is provided by an oil boiler.

Directions

From Diss head north out of the town via Heywood Road and proceed along this road for three miles into the village of Burston. Continue through the village and over the railway crossing, follow the road into Shimpling and the property is on the right just after the turning for Hall Lane.

Viewing


Strictly by appointment with TWGaze

Freehold

Council Tax band : D

Ref

Energy Efficiency Rating

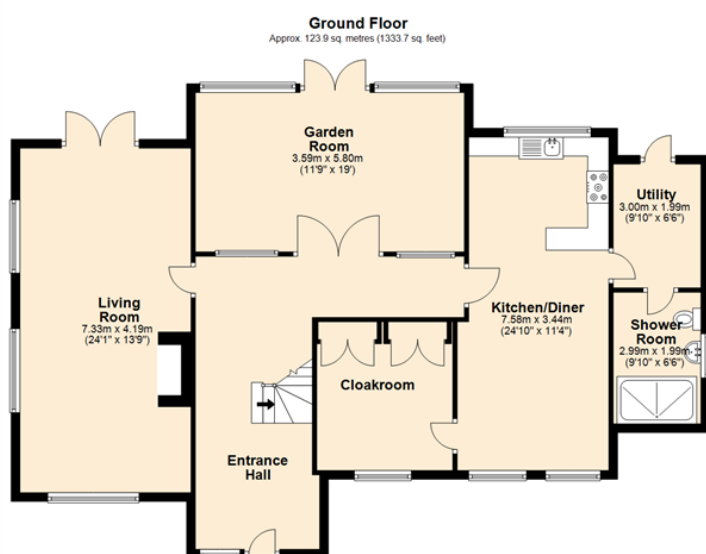
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice

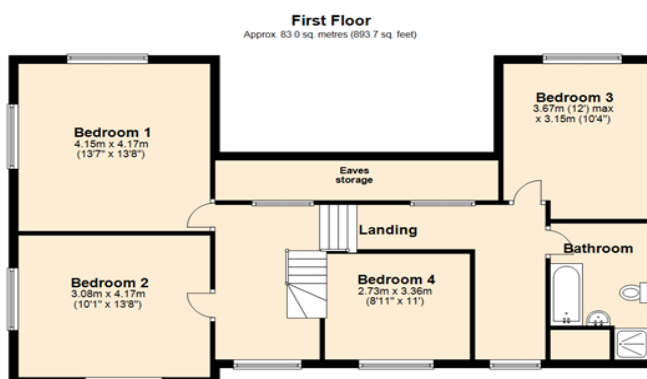
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Total area: approx. 206.9 sq. metres (2227.3 sq. feet)



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