



The Street, Garboldisham

£400,000



The Street, Garboldisham

A brand new 3 bedroom house occupying an excellent position within a sought after village.

Situation -

Set back from the street and close to the village centre, this property enjoys a pleasing location backing onto rural countryside and boasts a beautiful backdrop with an established tree line, offering a tranquil outlook. Steeped in history, Garboldisham still retains a strong and active local community with good amenities, including a well-stocked village shop/post office, a village hall, a beautiful church, a school, and a community-run pub. Conveniently located, the property is within easy reach of several key destinations. The historic market town of Diss lies just seven miles to the east, offering a wide range of shops, facilities, and a mainline railway station with direct services to London Liverpool Street and Norwich. Thetford is nine miles to the west, and the bustling market town of Bury St Edmunds is 17 miles to the south-west, providing further amenities and attractions.

Description -

The property offers a spacious layout spanning some 1500sqft. Every detail of the design and construction has been meticulously planned to maximise the use of space and create versatile yet well-proportioned rooms, with the principle rooms showcasing stunning views of the beautiful countryside to the rear. One cannot help but notice the impressive kitchen, a standout feature in itself with bi-folding doors seamlessly connecting the interior to a sun-drenched terrace, perfect for both family living and entertaining. Being of modern construction the property is exceptionally well insulated, heated by an energy-efficient air source heat pump, with underfloor heating at ground floor level and radiators on the upper floors alongside Airtherm solar heat pump water heater, which uses renewable energy to efficiently heat water. Additionally, the property boasts solar panels, resulting in reduced energy consumption and low running costs.





Upon entering the property, you are greeted with a spacious and welcoming area, designed to serve as an office or study if desired. Beyond this, there is a utility room, a separate WC, and an impressive oak staircase leading to the first floor. The kitchen/diner, is ideally located at the rear of the property and is of a high quality and offers excellent storage with quartz work surfaces and space for integrated appliances (4 ring electric hob, oven and dishwasher), whilst the generously sized reception room is found to the front of the property. On the first floor, there are three well-proportioned bedrooms. The principal bedroom has the luxury of an en-suite. Both the family bathroom and the en-suite are excellently appointed with modern suites.

Externally -

Set back from the street in a tranquil and private setting, this property offers ample off-road parking with a shingle driveway to the front. There is additional space to the side, suitable for more parking or a future carport, subject to the necessary permissions. A side gate provides access to the generously sized rear gardens. These will be landscaped and predominantly laid to lawn, enclosed by concrete post and panel fencing. A brick-weave patio adjoins the back of the house, creating an excellent space for alfresco dining. Enjoying a south-westerly aspect, the gardens benefit from the afternoon and evening sun while offering a beautiful backdrop overlooking the rural countryside that runs through the village.





Agents note - floor coverings throughout will be installed.

DISCLAIMER Please note that the internal photos included on this brochure are for illustrative purposes only and may not be applicable to this particular property.

SERVICES:

Drainage - Private, by way of a treatment plant solely to the property in question

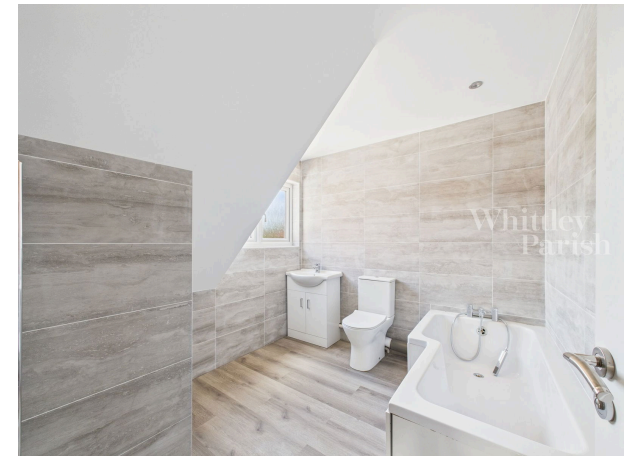
Heating - Air source heat pump, with underfloor heating to ground floor and radiators to first floor

EPC Rating - TBC

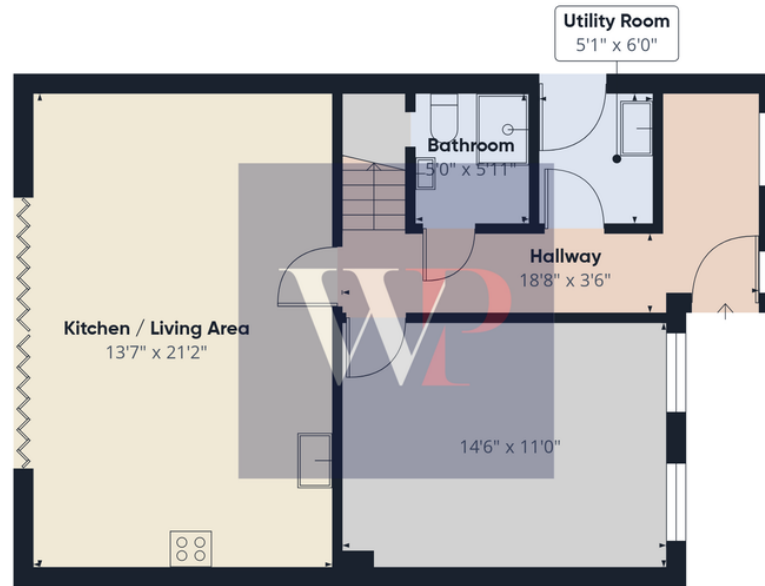
Council Tax Band - TBC

Tenure - freehold

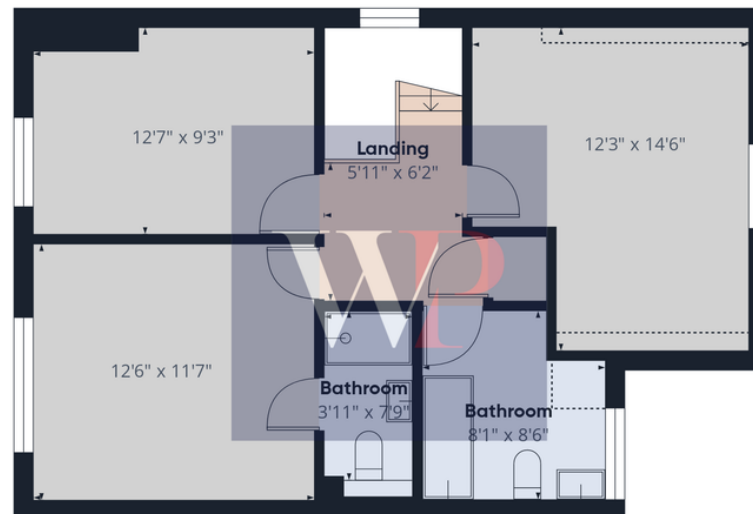
Maintenance charge - there will be a maintenance charge for the shared driveway and communal areas







Floor 0



Floor 1

Approximate total area⁽¹⁾

1205 ft²

Reduced headroom

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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