

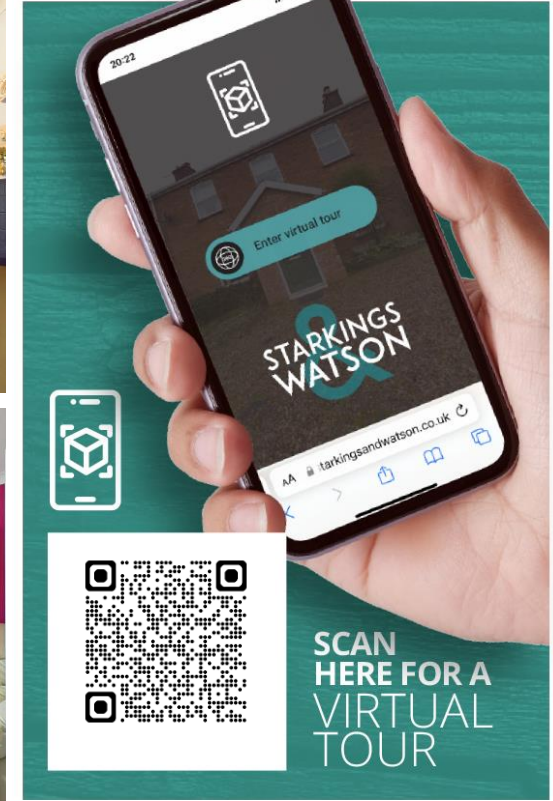
ELM GROVE

Garboldisham, Diss IP22 2RY

Freehold | Energy Efficiency Rating : D

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STARKINGS & WATSON

- No Onward Chain
- Detached Bungalow
- Presented In Excellent Order
- Large Front Reception & Kitchen To The Rear
- Extended Conservatory / Garden Room
- Three Ample Bedrooms & Family Bathroom
- Private Rear Gardens
- Driveway Parking & Garage

IN SUMMARY

NO CHAIN! Located on a QUIET CUL-DE-SAC within the POPULAR VILLAGE of GARBOLDISHAM with a range of LOCAL AMENITIES as well as excellent links to both DISS, THETFORD and BURY you will find this DETACHED BUNGALOW. Extending to approximately 900 SQFT (stms) the bungalow offers a hall entrance, large main sitting room with bay window, separate kitchen and extended garden/dining room to the rear. In addition there are THREE BEDROOMS and a SHOWER ROOM. Externally there are WELL PRESENTED GARDENS to the front and rear with a good degree of privacy in the mature rear garden. To the front there is plenty of parking on the driveway as well as COVERED CAR PORT and SINGLE GARAGE. The property is offered with uPVC double glazing and oil fired central heating.

SETTING THE SCENE

Approached via the small and quiet cul-de-sac of Elm Grove you will find hard standing parking to the front with plenty of parking as well as covered car port adjacent to the house. This leads to the single garage

and the main entrance door to the side of the bungalow. The frontage also provides a pretty landscaped front garden with box hedging and shingle as well as gated side access on both sides leading to the rear garden.

THE GRAND TOUR

Entering via the main entrance to the side there is an L-shaped hallway with built in airing cupboard. To the front of the bungalow you will find a double bedroom with double built in wardrobes. The main sitting room adjacent offers plenty of space with a large bay window to the front flooding the room with light whilst via a set of double doors you will find the kitchen/breakfast room. This is a modern space with a full range of units and rolled edge worktops over with high level breakfast bar. You will find space in the kitchen for a full range of white goods including the oven. Beyond the kitchen is the garden/dining room which is very flexible in its layout with plenty of space for dining table, soft furnishings and a utility area with space and plumbing for washing machine. You will find access from here to the rear garden. Off the hallway you will find two further bedrooms and a shower room. One of the bedrooms overlooks the rear garden and the other is currently set up as an office.

THE GREAT OUTDOORS

The attractive rear garden offers a good degree of privacy with plenty of mature planting, trees and shrubs. There is a lovely lawned area with planting borders surrounding as well as timber fencing. You



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will find a paved patio ideal for outside dining as well as the oil tank screened, access to the garage and gated access on both sides to the front garden.

OUT & ABOUT

You will find the detached bungalow on a quiet cul-de-sac within the village of Garboldisham, a sought after village located approximately 12 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 7 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. Local amenities within the village include village store, primary school, parish church and public house.

FIND US

Postcode : IP22 2RY

What3Words : ///convey.resettle.straw

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
952.68 ft²
88.51 m²

