



Smallworth, Garboldisham - IP22 2SS





## Smallworth

Garboldisham, Diss

Located within an ENVIABLE RURAL POSITION BACKING ONTO OPEN FIELDS is this DETACHED BUNGALOW offering a generous plot of 0.28 ACRES (stms) and a generous and flexible footprint. Internally you will find a central hallway with porch entrance, sitting room with WOODBURNER and separate dining room leading off the sitting room. The kitchen to the rear has been recently refitting to a modern spec. There are then THREE AMPLE BEDROOMS as well as a large WET ROOM and separate bathroom completing the internal accommodation. Externally you will find gardens to the front and rear with an open aspect to the rear overlooking fields. There is an IMPRESSIVE SWEEPING 'in out' DRIVEWAY to the front with the addition of double garage, store room and workshop.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Timber Framed Bungalow
- Popular Village Location
- Impressive 'In/Out' Driveway & Double Garage
- 0.28 Acre Plot (stms)
- Three Bedrooms
- Two Bathrooms
- Large Main Reception & New Kitchen
- Gardens Backing onto Fields





You will find this property 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.

#### SETTING THE SCENE

The sweeping 'in out' driveway provides plenty of driveway parking for multiple vehicles and leads to the double garage. To the front of the property there is a large laid to lawn area with various mature planted trees and hedges, as well as raised pond with stone surround, and access to the rear garden to the side of the bungalow. The main entrance door can be found to the front with a small porch.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find a small entrance porch leading to the main hallway. The first room to the left is the sitting room with large window to the front and York stone fireplace housing a woodburner. The sitting room leads to the dining room beyond with a hatch through to the kitchen a door back to the hallway. The kitchen to the rear has been recently completely re-fitted with a range of units, wall and base with wood worktops over. There are integrated appliances to include a double oven grill and electric hob. There is space for all further







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white goods as well as a door to the rear garden. The main hallway offers plenty of built in storage as well as access to all further rooms. Firstly there is a wet room with large disable friendly shower area, adjacent there is a separate bathroom with bath, w/c and hand wash basin. You will then find three bedrooms to the far end of the bungalow completing the internal accommodation.

### FIND US

Postcode : IP22 2SS

What3Words : ///trips.craftsmen.catching

### VIRTUAL TOUR

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

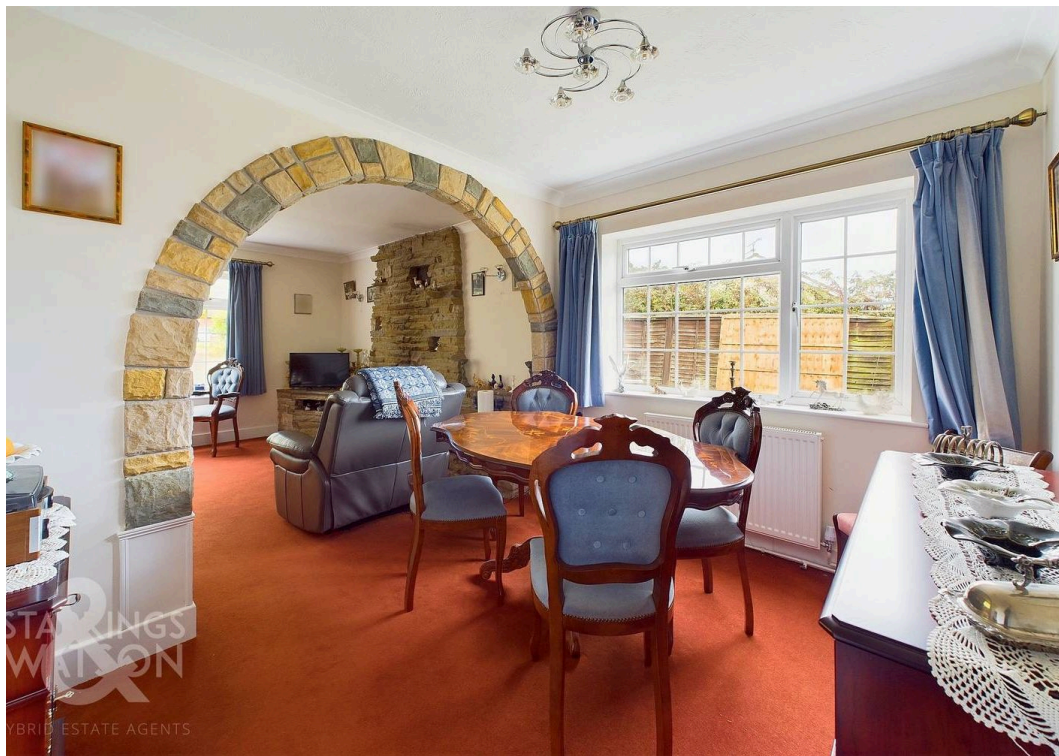
### AGENTS NOTE

Buyers are advised of the following details; The property benefits from mains electricity, and water with oil fired central heating and private drainage via a sewerage treatment plant. The property has been subject to surface water flooding in recent years. The solar panels to the rear roof are currently not in working order but could easily be made good to be used again.

**STARKINGS  
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HYBRID ESTATE AGENTS







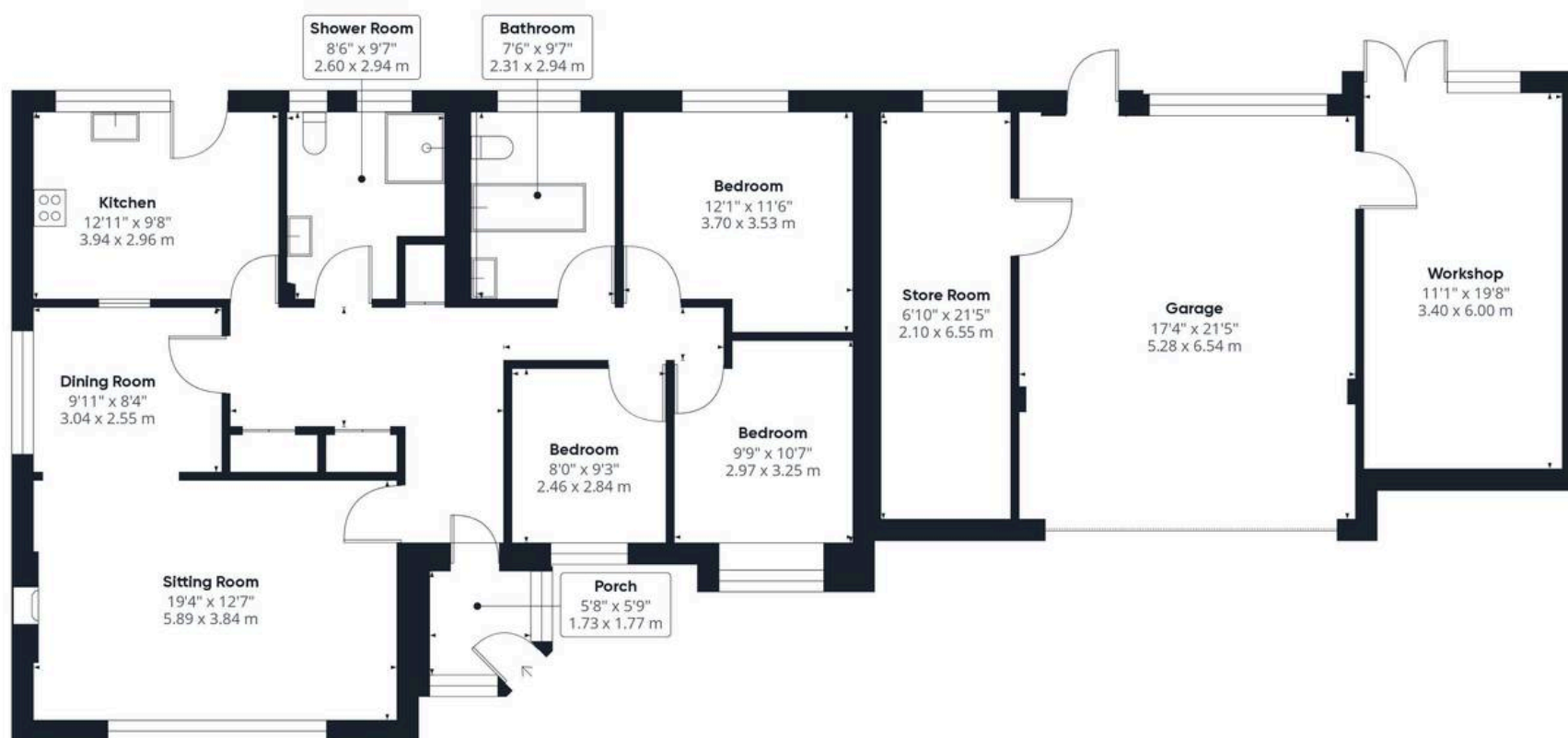


## THE GREAT OUTDOORS

The rear garden accessed via the door in the kitchen is mainly laid to lawn with planted trees as well as covered paved patio area with a wooden pergola ideal for outside dining. Beyond the garden are open fields. You will also find a garden tap, mature planted flower borders, sewerage treatment plant, oil tank and access to the garage from the rear. To the side there gated access to the frontage as well as timber fencing surrounding the plot.







**Approximate total area<sup>(1)</sup>**

1866.68 ft<sup>2</sup>

173.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

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