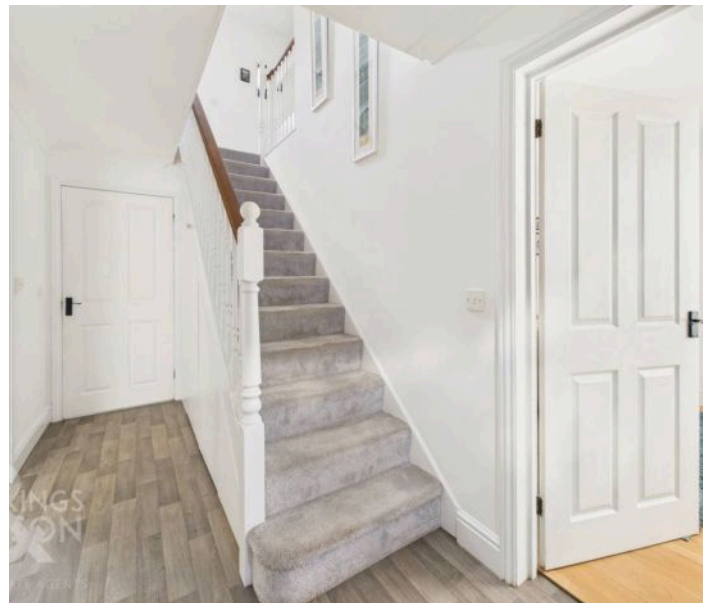




The Street, Brockdish - IP21 4JY



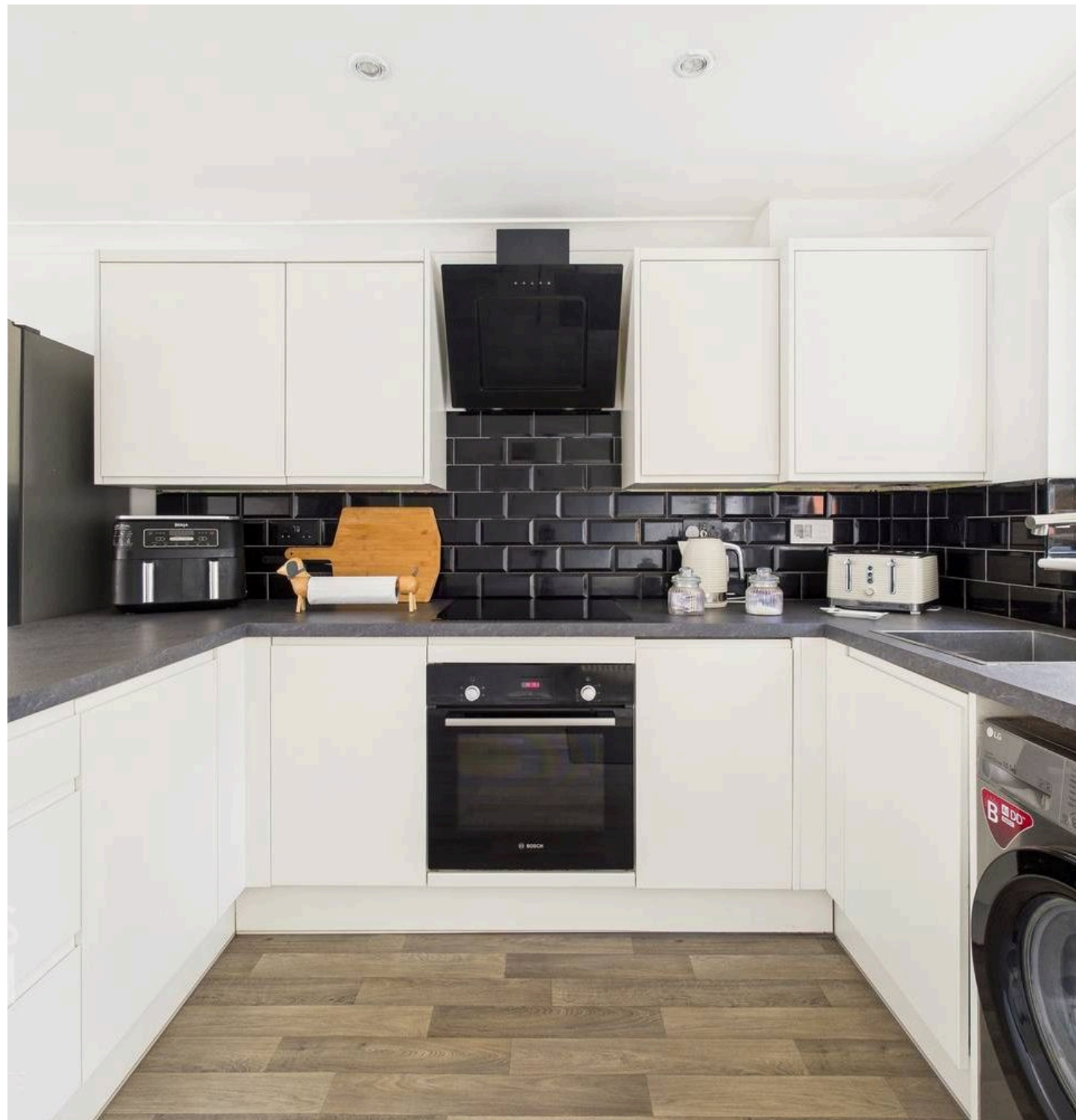
The Street

Brockdish, Diss

NO CHAIN! PERFECT FOR HOME WORKING with a CONVERTED OFFICE/STUDIO in the garden. Located in HEART OF THE POPULAR VILLAGE of BROCKDISH, the property benefits from NATURAL LIGHT in ABUNDANCE, with DUAL ASPECTS in the OPEN PLAN KITCHEN/DINING ROOM, with a MODERN FITTED KITCHEN with 'BOSCH' electric oven and INDUCTION HOB. The property boasts over 1000 SQFT of accommodation in total (stms) with GENEROUS ROOM SIZES, ground floor cloakroom, entrance hall with STAIRS TO THE FIRST FLOOR. On the first floor, THREE BEDROOMS and EN-SUITE to the master are ACCESSED OFF LANDING as is the main family bathroom. Benefiting from GAS FIRED CENTRAL HEATING, a water softener and double-glazed windows this property is sold in 'MOVE IN' condition. The vendors advise us they currently enjoy SUPER-FAST BROADBAND. Parking is provided to front and rear for MULTIPLE VEHICLES. Council Tax band: C
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

- No Chain!
- Semi-Detached Modern Cottage
- Sitting Room with French Doors
- Open Plan Kitchen/Dining Room
- Three Ample Bedrooms
- Cloakroom, Bathroom & En suite
- Home Office & Storage Garage
- Pleasant Rear Gardens, Off Road Parking to Front & Rear

The property is situated on the very edge of the sought-after village of Brockdish, about 2 miles from Harleston surrounded by stunning countryside and also within a short walking distance of 'The Old Kings Head' pub, well known for it's pizzas and gin! Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).



SETTING THE SCENE

Approached via the Street in the heart of Brockdish there is a block paved frontage providing space to park a car off road with steps up to the main entrance door. Heading around the back of the house there is a shared access to the parking area and the garage. In front of the garage is another space to park a car off road with the garage in front. The garage has been converted and split into a storage room and a home office.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs ahead to the first floor landing as well as understairs storage and the w/c to the end of the hallway. To the right of the hall is the main sitting room with a pleasant dual aspect to front and rear with double doors leading out onto the garden. On the other side of the hallway is the kitchen/dining room, open plan again with a pleasant dual aspect and a door onto the garden., The modern kitchen offers a range of wall and base level units with rolled edge worktops over as well as space for washing machine and fridge/freezer. There are integrated appliances to include a dishwasher, induction hob, extractor fan and oven below, and offers plenty of space to the front for a dining table.

Heading up to the first floor landing there is ample space and plenty of light as well as airing cupboard and a loft hatch. There is the possibility of extending into the loft also (stp). Off the landing there are three bedrooms and a family bathroom. You will find two bright double rooms to the front of the house with a single bedroom to the rear. The main bedroom benefits from an en-suite shower room with rainfall shower with the family bathroom found to the rear offering a bath, w/c and hand wash basin.

Externally the converted home office can be found with a door to side, power and lighting, Internet cabling, and sound proofing making it an ideal space for a studio or work space. the small garage section to the front provides storage as well as up and over door to front.

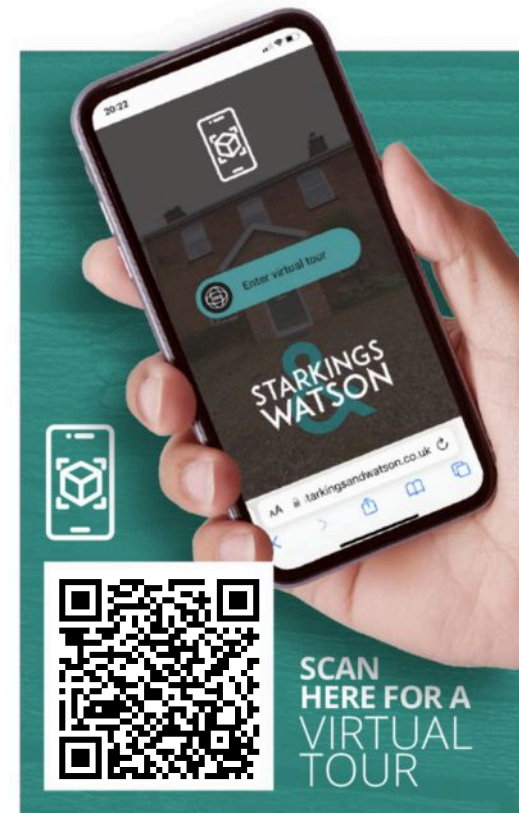
FIND US

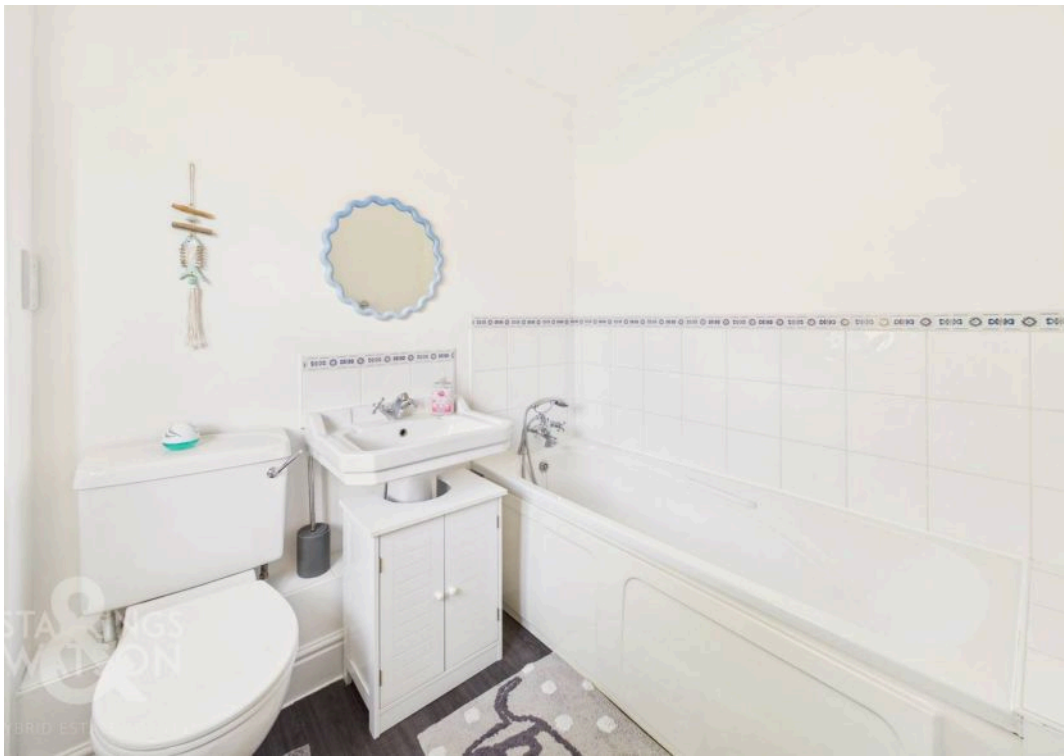
Postcode : IP21 4JY

What3Words : ///bonnet.gravy.shunning

VIRTUAL TOUR

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



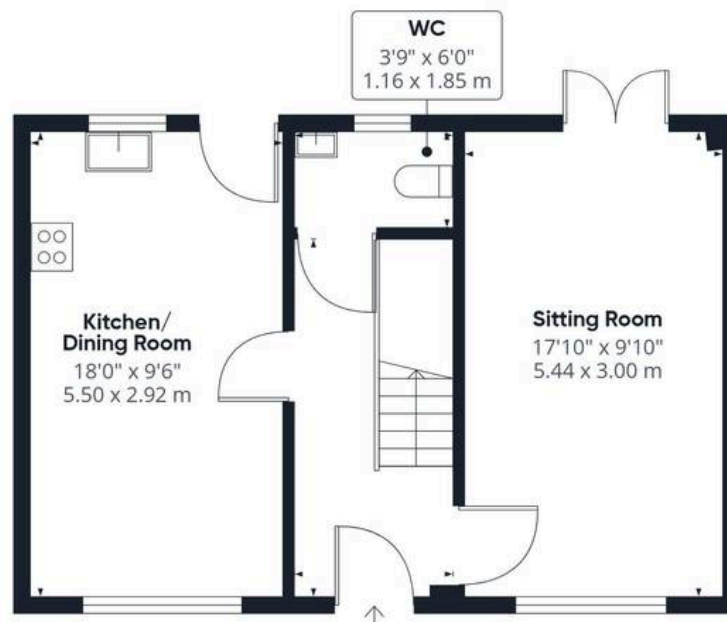




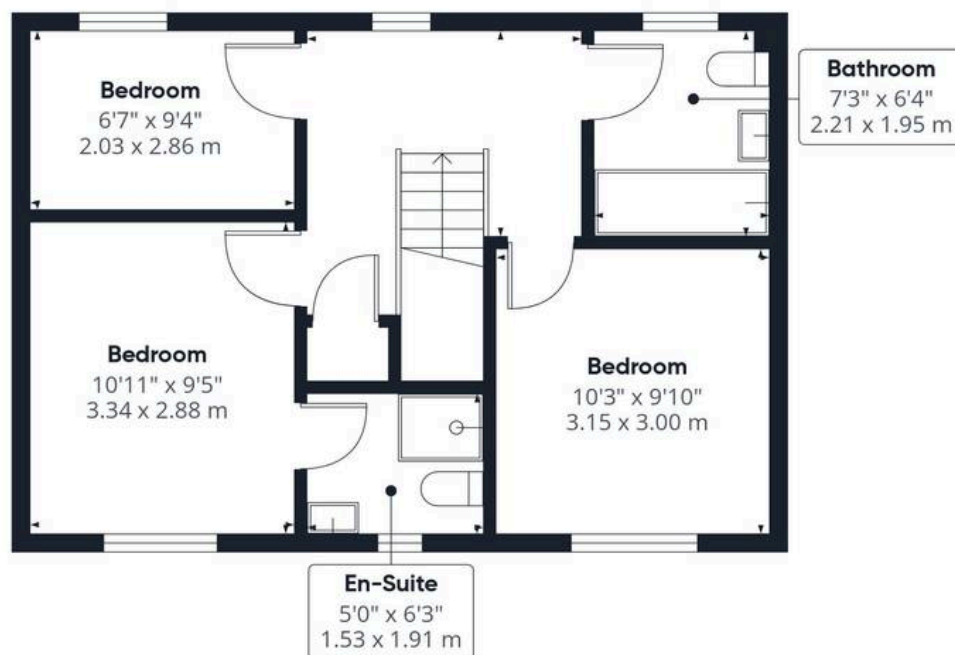
THE GREAT OUTDOORS

Leaving the sitting room French doors, there is a generous patio that extends from the main property providing an area for entertaining and alfresco dining - taking in the south sun. This opens up to a split level garden with manicured flowers set within railway sleeper beds that steps up to the home office/storage garage. The gardens are almost non-overlooked with timber panel fencing to the boundaries, and foliage along one side and the storage garage/home office to rear.

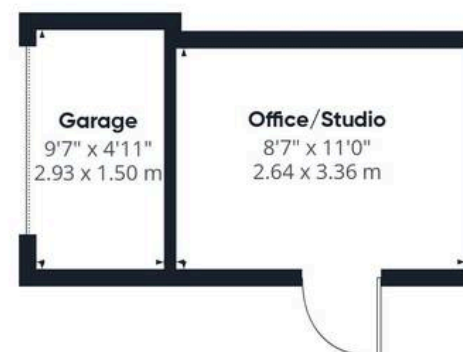




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1034 ft²

96.1 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.