



The Street, Brockdish - IP21 4JY



The Street

Brockdish, Diss

Located in the HEART OF THE POPULAR VILLAGE of BROCKDISH close to HARLESTON, this thoughtfully designed and impeccably finished, FOUR BEDROOM DETACHED FAMILY HOME offers nearly 1700 sqft (stms) of luxurious living space. Formerly the old police house, the property sits in an elevated position and has been renovated throughout in recent years. The home offers a stunning OPEN PLAN KITCHEN/DINER, ideal for entertaining or family meals. The main 22' sitting room features a cosy woodburner, creating a warm and inviting atmosphere, while an additional reception room provides versatility for various needs. The first floor offers FOUR AMPLE BEDROOMS all of which have some form of FITTED STORAGE. Two of the bedrooms offer STUNNING RECENTLY RE-FITTED EN-SUITE SHOWER ROOMS as well there being an equally wonderful main family bathroom with ROLL TOP BATH and walk in shower. This excellent family home really does cater to modern family living. For those in need of a HOME OFFICE or STUDIO SPACE, the external studio provides the perfect solution.



Enjoy the tranquillity and serenity of the private front and rear gardens, with stunning views to the front as well as generous and private garden to the rear with an array of outbuildings completing this idyllic retreat.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Recently Renovated & Presented In Excellent Order
- Almost 1700 SQFT (stms) Of Accommodation
- Stunning Open Plan Kitchen/Diner & Utility Space
- Main 22' Sitting Room With Woodburner & Further Reception
- Four Ample Bedrooms & Three Newly Fitted Bathrooms
- External Studio/Home Working Space With Water Supply
- Private Front & Rear Gardens With Views To The Front

The property is situated in 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 its 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 Brockdish you will find a generous block paved driveway to the front providing plenty of off road parking as well as well kept front lawns, various planting borders, gated side access and the main entrance door which is partially covered with a storm porch.

THE GRAND TOUR

Entering the house via the main entrance door, you are greeted by a traditional hallway with wood flooring and stairs ahead with undertairs storage. To the left is a door into the large 22' sitting room, a double sized, triple aspect room with attractive brick built fireplace housing a woodburner, wood flooring and double doors onto the garden to the rear. Also accessed via the hallway is the kitchen and dining room, open plan to one another creating a wonderful family friendly space. The kitchen provides a range of wall and base level units with natural oak work tops over, there is a central island unit as well as space for a double fridge/freezer, integrated electric oven and grill, induction hob and dishwasher. From the kitchen there is a door into the rear lobby with utility space and ground floor W/C as well as access to the dining room to the front. The dining room features an open Ethanal fireplace and wood flooring. The utility space provides space and plumbing for white goods with the rear lobby providing a door to the rear garden. Off the dining room there is access to the second reception room which could be used in a number of ways and could even provide a ground floor bedroom if required.

Heading up to the first floor landing there are four bedrooms and three wonderfully fitted bathrooms, two of which being en-suite. The main bedroom is found to the left of the landing with wood flooring, built in wardrobes and a fitted cupboard as well as the en-suite with feature double rainfall shower, w/c and hand wash basin. Adjacent there is another bedroom with fitted wardrobes and another stylish en-suite with rainfall shower, w/c and hand wash basin. To the front there is another comfortable double room with exposed brick wall and fitted wardrobe. The final double room comes with the benefit of a walk in wardrobe. The main family bathroom is a real selling feature with a roll top bath, separate double walk in rainfall shower, high level flush w/c and hand wash basin. Externally the recently timber built studio space has been finished to a high specification and offers the prefect separate space for a business or for home working. There is a lobby area as well as main room with wooden flooring and fitted storage. The studio offers power and light as well as electric heating.

FIND US

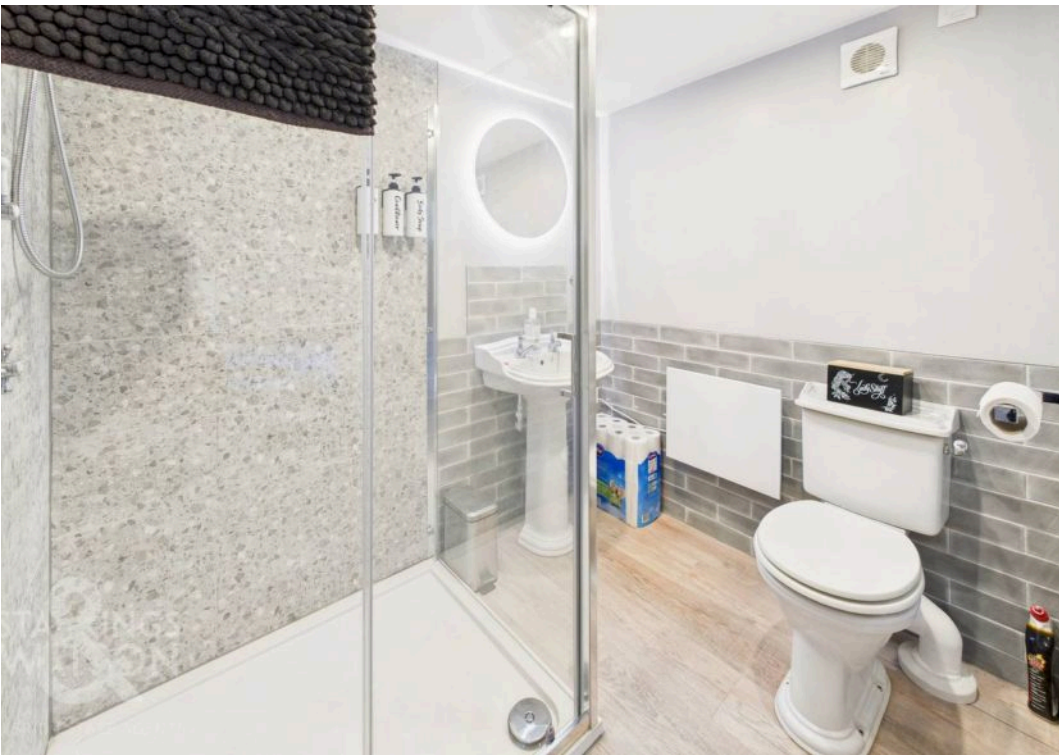
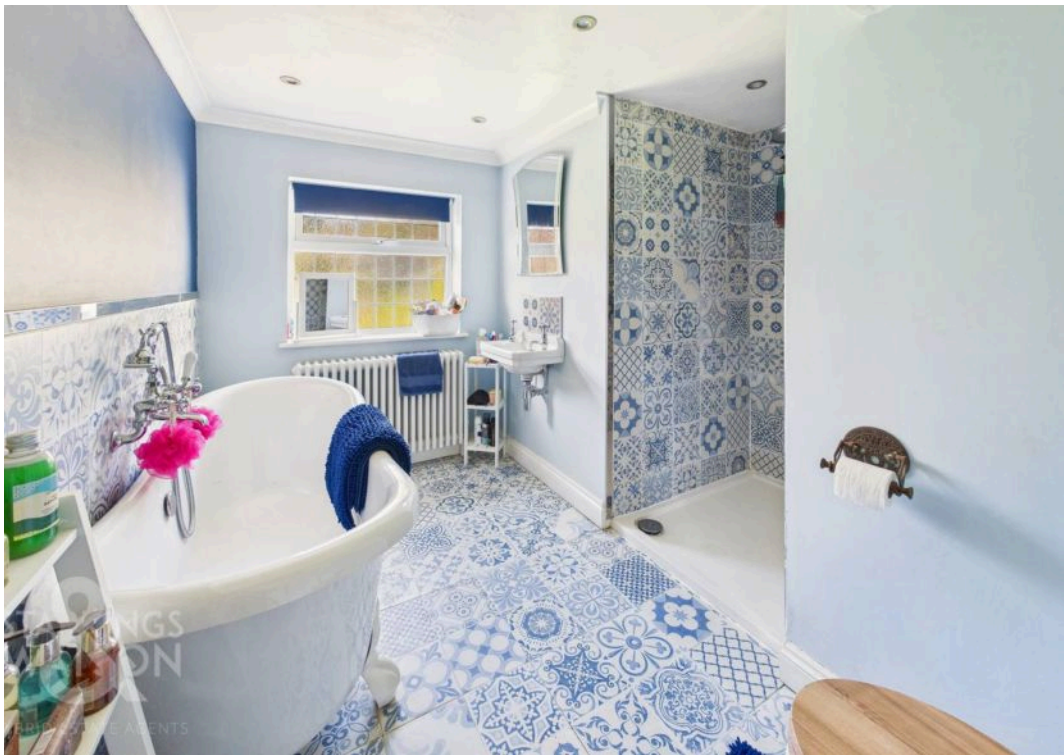
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Externally to the rear you will find beautifully kept and private gardens set over a multiple levels. Initially there is a sunken terrace and patio area ideal for outside dining as well as a large timber built shed. Steps lead up to the main section of garden which is laid to lawn with various planting borders surrounding and a greenhouse. A gate and low fencing lead to the top section of garden where you will find further lawns, a pond, planting borders, a further seating area as well as access to the external studio. A gate beyond leads to another area of garden suitable for chickens with access to another large outbuilding requiring work.





Ground Floor Building 1

Approximate total area⁽¹⁾

1695 ft²

157.5 m²

Reduced headroom

12 ft²

1.1 m²



Ground Floor Building 2

Floor 1 Building 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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