



Elm Grove, Garboldisham - IP22 2RY

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## Elm Grove

Garboldisham, Diss

Located amidst the picturesque countryside backing ONTO OPEN FIELDS, this beautifully RENOVATED FOUR BEDROOM DETACHED HOUSE offers the perfect blend of modern comfort and rustic charm. Boasting nearly 1500 SQFT internally (stms), this detached family home welcomes you into an inviting ambience and modern finishes. The heart of the home is the impressive 22' sitting room enhanced by a cosy WOODBURNER, ideal for relaxing evenings. The STYLISH KITCHEN has been well fitted with a range of INTEGRATED APPLIANCES, flanked by an additional conservatory/dining room and large separate utility room, catering to the demands of a contemporary lifestyle. In addition to the ample living space, the property features FOUR GENEROUS BEDROOMS with plenty of built in storage as well as a FULLY TILED FAMILY BATHROOM with rainfall shower over the bath. Car enthusiasts will appreciate the DRIVEWAY PARKING and integral single garage. Further adding to its allure is the large corner plot garden that backs onto scenic fields, providing a serene backdrop for outdoor gatherings and plenty of space for all the family to enjoy.

A recently installed pressurised oil fired central heating system ensures year-round comfort and efficiency in addition to the uPVC double glazing.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Renovated Detached Family Home
- Almost 1500 SQFT Internally (stms)
- Impressive 22' Sitting Room With Woodburner
- Stylish Kitchen, Additional Conservatory & Separate Utility Room
- Four Ample Bedrooms & Fully Tiled Bathroom & W/C
- Driveway Parking & Integral Single Garage
- Large Corner Plot Garden Backing Onto Fields
- Recently Installed Pressurised Oil Fired Central Heating System

You will find this property within a popular cul-de-sac in 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

Approached via the popular cul-de-sac, tucked in the corner there is a brickweave driveway to the front with space for ample off road parking. The driveway leads to the single garage with an electric up and over door. The main door is found to the front and you will also find gated side access leading to the rear garden.

## THE GRAND TOUR

Entering the home via the main entrance door to the front there is a welcoming hallway with herringbone style wood effect flooring and stairs to the first floor landing. You will find a useful ground floor W/C off the hallway. To the right of the hall is the main sitting room extending to approximately 22' with a large window to the front and a feature woodburner. The sitting room leads via a set of sliding doors into the extended conservatory currently used as a dining room. The conservatory also opens onto the garden beyond. Accessed via the sitting room and the conservatory there is the stylish kitchen having been re-fitted recently. The kitchen features a range of wall and base level units with solid worktops over as well as a range of integrated appliances to include double electric eye level oven and grill, induction hob, fridge/freezer and dishwasher as well as boiling/filter tap. The kitchen leads through to the separate utility space which in its self is a generous room with a door to the front driveway and a door to the garden to the rear. The utility provides further worktop space as well as space for various white goods. There is also a door that leads into the integral garage from the utility meaning there is plenty of potential to extend into the garage if required and (stp).

Heading up to the first floor landing there are four ample bedrooms and a stylish family bathroom. The fully tiled bathroom offers a three piece suite with shaped bath and rainfall shower over, w/c and handwash basin. Three of the four bedrooms also offer fitted wardrobes.

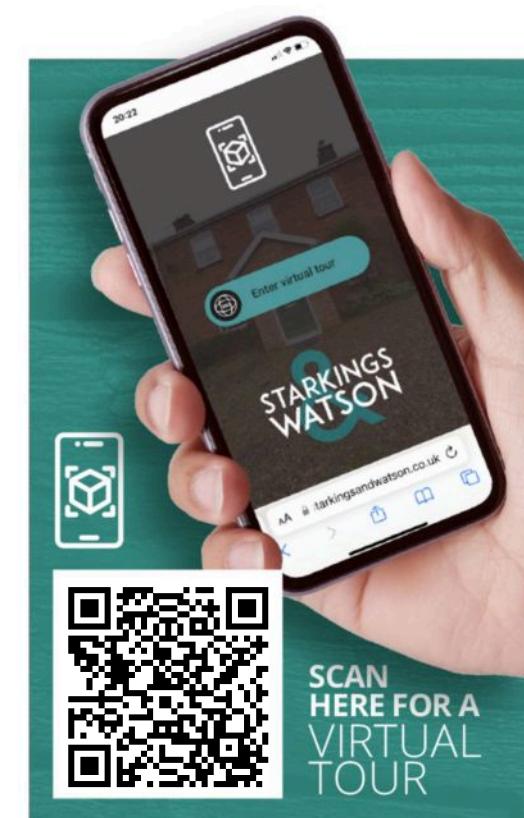
## FIND US

Postcode : IP22 2RY

What3Words : ///just.nudge.spill

## VIRTUAL TOUR

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

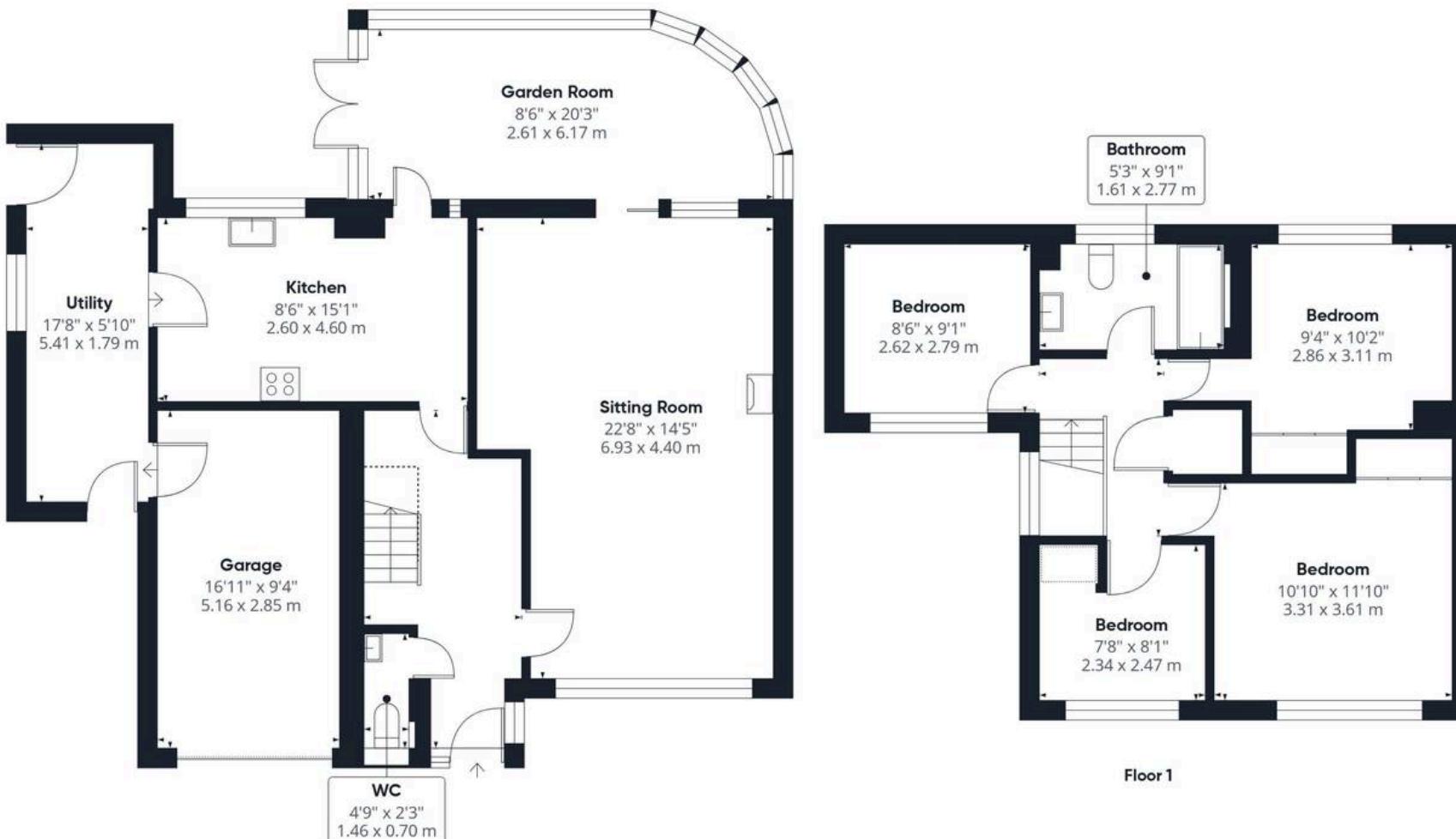






## THE GREAT OUTDOORS

The impressive rear garden offers an expansive space with a wealth of possibilities for keen gardeners and families alike. The garden is mainly laid to lawn with raised beds and mature planting as well as a seating area in the far corner providing the perfect place for outside dining and entertaining. The garden is also very private with no houses beyond and plenty of greenery and trees. The oil tank can also be found in the rear garden to the left-hand side of the property as well as a timber shed and further storage shed.



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

1487 ft<sup>2</sup>  
138.1 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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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