

The Old Edwards  
Garage Manor  
Road  
Garboldisham



# The Old Edwards Garage Manor Road

Guide Price **£525,000**

## THE OLD EDWARDS GARAGE IN GARBOLDISHAM...

Set well back off the road down a tarmac driveway in Garboldisham, about halfway between Diss and Thetford, double gates enclose a substantial area to the front of the house. Access to the garden is round the side, past the oil tank and the gas which fires the range. The front door leads into a square entrance hall, with the main living area to the right, and a separate study/5th bedroom/second reception room and double garage to the left. The utility and downstairs WC is opposite. The main kitchen/dining/lounge area is a vast, sociable living space, almost 50m<sup>2</sup> in total. The kitchen has a tiled floor and cream, Shaker-style cabinets. There's an integrated fridge, and space for a dishwasher, freezer, and six-burner range, with a breakfast bar and glass wall cabinets linking the kitchen with the dining area and lounge. Solid wood flooring zones the two main areas, and a brick feature fireplace with wood burner draws the eye down to the comfy sofas in the lounge area at the end. Double glazed doors from here lead out onto the covered patio (with balcony above) and there are no less than five windows flooding this living space with light. Open stairs also ensure a light, airy and welcoming sense of space.

The room to the other side of the hall could fulfil a number of roles, with a door out to the garden and an internal door to the double garage, currently set up as a gym and games room. With nearly 30m<sup>2</sup> of space on the ground floor and the same above, there is a real opportunity to convert the garage and the additional ground floor study/reception room into a superb, linked annexe, subject to the necessary building regulations.

Upstairs the galleried landing is light and bright, with a window and rooflight. Bedrooms one and two are both large doubles with built-in storage and access to a huge, triangular balcony linked via its own stairs to the garden. Bedroom one has an ensuite shower room. Bedrooms three and four are also doubles; bedroom four to the side is the smaller of the two but already has built-in storage. The family bathroom is a good size, with a whirlpool bath. On the second floor the current owners have started to convert the loft. The current loft ladder would need to be replaced with a proper staircase, and of the two potential rooms, only one has been finished. However, these are both large rooms with plenty of headspace, windows at both gable ends and an extra Velux window.

The rear garden is a great size, comprising a large patio area which can be accessed from the lounge, garage and second reception room. Beyond this, the main garden is several steps higher and mainly laid to lawn with mature planting. East-facing and with fields beyond, it feels very tranquil and private. Steps connect the raised garden and the first-floor balcony, creating a unique and very attractive feature, with a covered patio area underneath.

This property, whilst being perfectly comfortable as is, has unlimited potential and flexibility. It benefits from its rural, village location, yet is under 10 miles from Diss to the East and Thetford to the West.

### AGENTS NOTES:

A pre-recorded walkaround tour is available for this property.

Council Tax Band A

Local Authority  
Breckland

Council Tax Band A

EPC Rating C

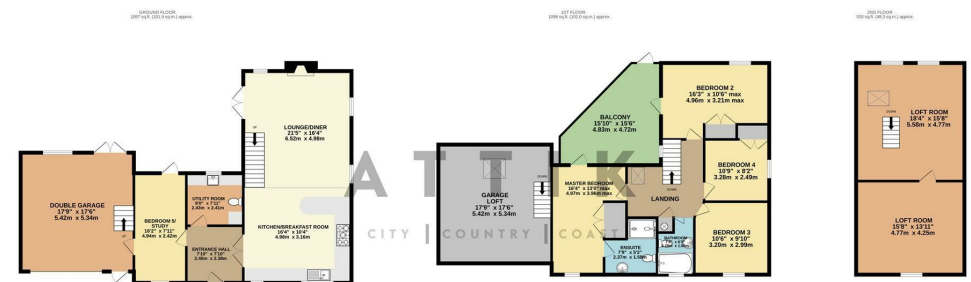


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TOTAL FLOOR AREA: 2714 sq. ft. (252.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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