



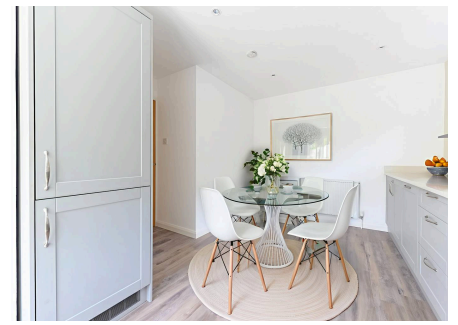
## 30 Elm Grove, Garboldisham - IP22 2RY

OIEO- £365,000 Freehold

Beautifully refurbished and move-in ready, this detached three-bedroom bungalow with no onward chain offers stylish, low-maintenance living in the heart of Garboldisham. Set on an elevated plot with a newly laid brickweave driveway, garage, and covered carport, the home has been finished to a high standard throughout, including a spacious lounge, a Wren kitchen with integrated appliances and Karndean flooring, a contemporary family bathroom and separate WC, and a master bedroom with modern en suite. All windows, fascias, and soffits have been recently replaced with warranties in place, while new carpets and quality flooring add comfort throughout. Outside, you'll find landscaped gardens to both the front and rear, with raised beds, lawn, and privacy, all just a short walk from the local shop, school, and community pub.

## Location

Elm Grove in Garboldisham offers a peaceful village setting surrounded by rolling Norfolk countryside, ideal for those seeking a quieter pace of life with easy access to nearby towns. The village itself has a friendly community feel and benefits from local amenities including a shop, primary school, and pub. Just a short drive away, both Diss and Thetford provide broader shopping and transport links, including mainline rail services to Norwich, Cambridge and London. With countryside walks on the doorstep and good road connections via the A1066 and A11, this location combines rural charm with practical convenience.



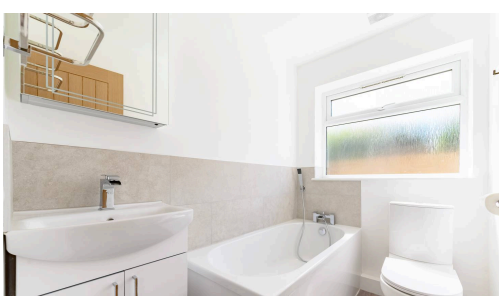
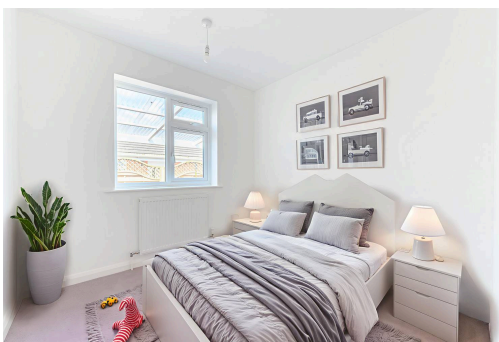
### Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Oil-Fired Central Heating

Council Tax Band- C

Some images have been virtually staged using AI and may not represent the property's current condition.



## Elm Grove, Garboldisham

Step into this beautifully renovated bungalow via a welcoming entrance hall, where you're immediately greeted by natural light and new 80/20 wool twist carpets, supplied by Complete Flooring. Off the hallway, you'll find a practical and conveniently located WC, ideal for guests and everyday use.

The heart of the home is the generous living room, flooded with light from a wide panoramic window overlooking the front garden. An electric fireplace adds a cosy focal point, while a radiator provides additional warmth, making this a comfortable and inviting space year-round.

Move through to the newly installed kitchen, which has been finished to a high standard with shaker-style units from Wren Kitchens, complete with a 20-year warranty. Cream granite-effect worktops and Karndean flooring complement the bright dual-aspect layout, reflecting natural light beautifully. Integrated appliances include a fridge freezer, dishwasher, oven, and electric hob, and there is ample space for dining. A large, built-in storage cupboard provides practicality, while a door leads directly out to the rear garden for easy access.

The property offers three well-proportioned bedrooms. The principal bedroom looks out to the front and benefits from a newly fitted en suite shower room, complete with modern fixtures, a backlit mirror, and 115v/240v shaving points. The second double bedroom enjoys views of the landscaped rear garden, while the third bedroom is versatile in use — perfect as a guest room, child's room, or home office. All bedrooms are fitted with fresh carpet flooring for comfort underfoot.

A stylish family bathroom serves the remaining bedrooms and is equipped with a modern white suite, including a bath with shower attachment, low-level WC, and handbasin. The tiled surround and Karndean flooring continue the property's theme of quality and attention to detail.

Outside, the rear garden is fully enclosed and wonderfully private, landscaped with low-maintenance lawn and raised beds thoughtfully planted with colourful shrubs and bedding plants. The garden also benefits from side access via pathways on both sides of the property.

To the front, the bungalow is set back in an elevated position with a large lawned garden and a recently laid brickweave driveway, completed by Maddox Driveways with a 10-year warranty. The driveway leads to a covered carport and a single garage, which also features a rear access door directly into the garden.

The carport, along with the UPVC fascias and soffits, has been recently renewed by Premier Home Improvements, with warranties in place for added peace of mind. The property also benefits from newly installed UPVC windows, supplied by N & S Windows of Stowmarket and covered by a 10-year guarantee.

Additionally, a new boiler was fitted less than a year ago, enhancing the home's overall efficiency and comfort.



**Ground Floor**  
892 sq.ft. (82.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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