



**Smallworth Common, Garboldisham Diss IP22 2QW**



**welcome to**

## **Smallworth Common, Garboldisham Diss**

A detached characterful unlisted thatched cottage situated within a tranquil village setting. The property offers spacious accommodation throughout with a spacious lounge, 23ft kitchen/breakfast room, two double bedrooms with an additional bedroom downstairs, single garage and outbuilding.

### **Location**

The property is situated within the desirable village of Garboldisham which is located midway between Thetford, Diss and East Harling. In the village itself there is a local shop with post office and a pub. The village also benefits from primary school, village hall and church. Further to this it is just a short drive into the Norfolk market town of Diss which features all the main high street shops and supermarkets you'd expect with the addition of a mainline rail link to London.

### **Accommodation**

#### **Entrance Hall**

Front aspect double glazed window, side aspect door and wooden door leading into;

#### **Lounge**

16' 6" x 14' 2" ( 5.03m x 4.32m )

Front aspect double glazed window, characterful room benefiting from a large exposed brick fireplace housing a wood burning stove with a wooden mantle and tiled hearth, wall mounted lighting, carpet, exposed beams, two radiators, carpet and tv point. Door to;

#### **Inner Hall**

Built in storage cupboard, carpet, radiator, wall mounted lighting, rear aspect glazed door leading out into the rear garden. Doors to the bathroom, kitchen, stairs to the first floor and reception room/bedroom three.

#### **Reception Room/ Bedroom Three**

8' 7" x 10' 9" ( 2.62m x 3.28m )

Rear aspect double glazed window, radiator and carpet.

#### **Bathroom**

Rear aspect double glazed window, panelled bath with mixer taps and shower attachment with glazed bi folding shower screen, wash hand basin, wc, radiator and fully tiled walls.

#### **Kitchen/ Breakfast Room**

23' 9" x 11' 2" ( 7.24m x 3.40m )

Dual aspect double glazed windows. Fitted kitchen with a range of wall and base units, wooden work surfaces, ceramic sink and drainer, tiled splashback, radiator, parquetry flooring, spaces for full height fridge/freezer, dishwasher and Range style cooker with extractor fan. The breakfast room benefits from a front aspect double glazed window, engineered Oak wood flooring, tv point, wall mounted lighting, exposed beams and a stained glass window.

#### **First Floor Landing**

Front aspect double glazed window, exposed beams, carpet, radiator, wall mounted lighting and large storage cupboard. Perfect space to be made into an home office.

#### **Bedroom One**

11' 3" x 11' 9" ( 3.43m x 3.58m )

Dual aspect double glazed windows, radiator, tv point, wall mounted lighting, carpet and built in wardrobe.

#### **Bedroom Two**

9' 5" x 12' 5" ( 2.87m x 3.78m )

Side aspect double glazed window, radiator, wall mounted lighting and carpet.

#### **Outside**

To the front of the property is a large laid to lawn area with access to the rear garden and garage with off road parking for multiple vehicles.

To the rear of the property is paved steps leading up to a circular paved patio area making this a great spot to relax and dine in throughout the summer months, circular laid to lawn area with mature planted flower borders, access to the single garage, out building and wood store.

#### **Outbuilding**

The outbuilding is split into two areas, the first is the gardening shed which measures 6'6" x 4'2". The front part of the outbuilding is currently being used as a utility area which benefits from power, light, stainless steel sink and drainer, plumbing for washing machine and tumble dryer.

#### **Single Garage**

19' 7" x 8' 2" ( 5.97m x 2.49m )

Up and over door, side aspect door, rear aspect glazed window, power and light.

#### **Services**

Mains Electricity  
Mains Water  
Septic Tank  
Oil Fired Central Heating

#### **Council Tax Band: D**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





**welcome to**  
**Smallworth Common,**  
**Garboldisham Diss**

- Characterful Unlisted Thatched Cottage Situated In A Tranquil Setting
- 23FT Kitchen/ Breakfast Room With Exposed Beams
- Spacious Lounge With A Wood Burning Stove
- Two Double Bedrooms And An Additional Bedroom Downstairs
- Enclosed Rear Garden With A Large Patio Area

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

offers over  
**£375,000**



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