



**Two J's Smallworth, Garboldisham Diss IP22 2SS**

**welcome to**

## **Two J's Smallworth, Garboldisham Diss**

An individual bungalow sitting on a generous plot situated within a tranquil village setting. The property offers spacious accommodation throughout with two reception rooms, three bedrooms, two bathrooms and also benefits from a double garage with ample off road parking.

### **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 Porch**

Dual aspect double glazed windows and front door, fitted base units, exposed brick walls, laminate flooring and door to;

#### **Entrance Hall**

Carpet, radiator, two built in storage cupboards and doors to;

#### **Dining Room**

10' x 8' 5" ( 3.05m x 2.57m )

Side aspect double glazed window, carpet, serving hatch, radiator and open archway leading to;

#### **Lounge**

19' 6" x 12' 7" ( 5.94m x 3.84m )

Large front aspect double glazed window, radiator, carpet, large exposed brick fireplace housing a wood burning stove, wall mounted lighting, tv and telephone points.

#### **Kitchen**

13' x 10' 4" ( 3.96m x 3.15m )

Rear aspect double glazed window and door leading out into the rear garden. Fitted kitchen with wall and base units, wooden work surfaces, inset stainless steel sink and drainer, tiled splash back, wooden effect flooring, spaces for washing machine, under counter fridge and freezer, integrated eye level oven and electric hob with extractor fan.

#### **Wet Room**

Two rear aspect double glazed windows, part tiled walls, low level flush wc, wash hand basin, electric shower and extractor fan.

#### **Bedroom One**

12' 3" x 11' 8" Into Recess ( 3.73m x 3.56m Into Recess )

Rear aspect double glazed window, carpet and radiator.





### **Bedroom Two**

9' 9" x 10' 9" Into Recess ( 2.97m x 3.28m Into Recess )  
Front aspect double glazed bay window, carpet and radiator.

### **Bedroom Three**

9' 6" x 8' 2" ( 2.90m x 2.49m )  
Front aspect double glazed window, carpet and radiator.

### **Bathroom**

Rear aspect double glazed window, radiator, low level flush wc, wash hand basin, panelled bath and carpet.

### **Outside**

To the front of the property is a large laid to lawn area with various mature planted trees and hedges, raised pond with stone surround, access to the rear garden and shingle driveway providing off road parking for multiple vehicles with access to the double garage.

The rear garden is mainly laid to lawn with planted trees, raised paved patio area with a wooden pergola making this the perfect spot to relax and dine in throughout the summer months while enjoying the field views, garden tap, mature planted flower borders, oil tank and access to the garage.

### **Double Garage**

21' 3" x 17' 3" ( 6.48m x 5.26m )  
Up and over doors, front aspect double doors, door and window to the rear aspect, boiler, power and access to the workshop area.

### **Services**

Mains Electricity  
Mains Water  
Septic Tank  
Oil Fired Central Heating

### **Council Tax Band: E**



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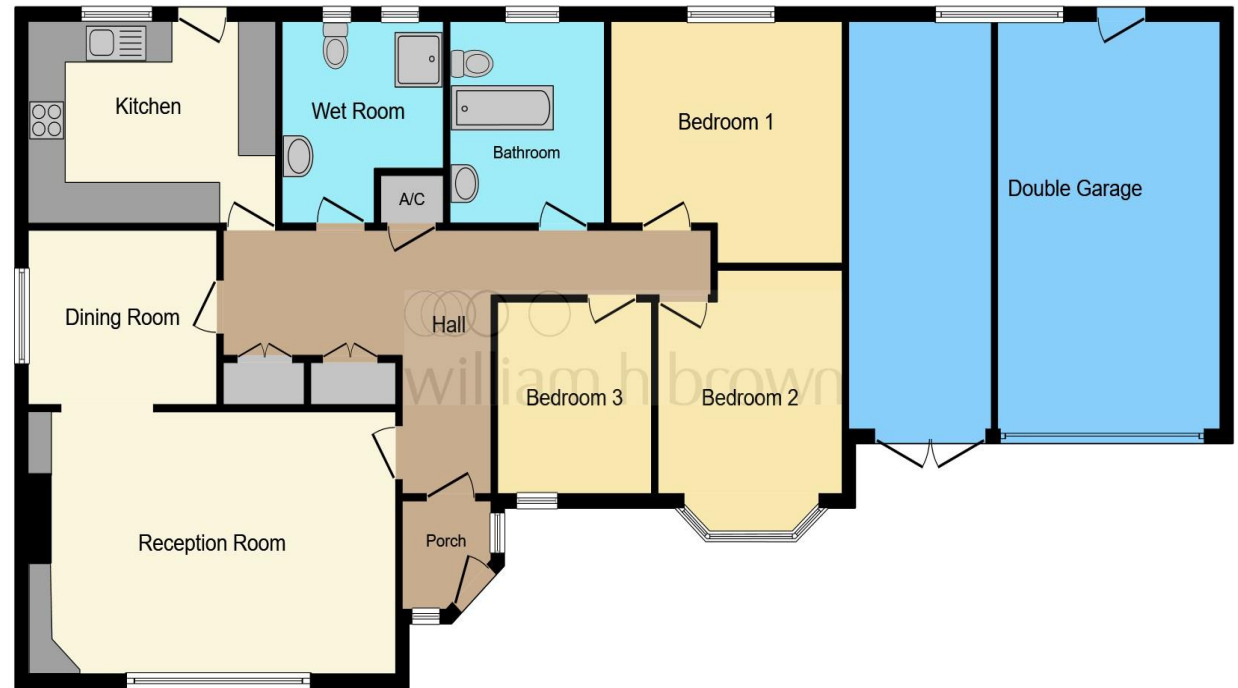
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## Two J's Smallworth, Garboldisham Diss

- Detached Bungalow With Field Views
- Modern Kitchen With Spaces For White Goods
- Two Reception Rooms, One With A Wood Burner
- Bathroom And Wet Room
- Three Decent Sized Bedrooms
- Well Maintained Garden With A Raised Patio Area
- Double Garage With Ample Off Road Parking
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: D

**£550,000**



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