



Two J's Smallworth, Garboldisham Diss IP22 2SS



**william
h brown**

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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welcome to

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

£495,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110595 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk