



Manor Cottage

Kenninghall Road | Garboldisham | Diss | IP22 2SJ

Guide Price £525,000

DURRANTS
SINCE 1853

Key features

- Abundance of character
- Detached house
- Established gardens
- Parking for several cars
- Barn/store
- Car port
- Highly versatile detached games room/studio
- Ensuite shower room
- Convenient location

Description

A charming and picturesque Grade II Listed detached cottage with an abundance of character. It is located on the edge of the village of Garboldisham in a secluded plot.

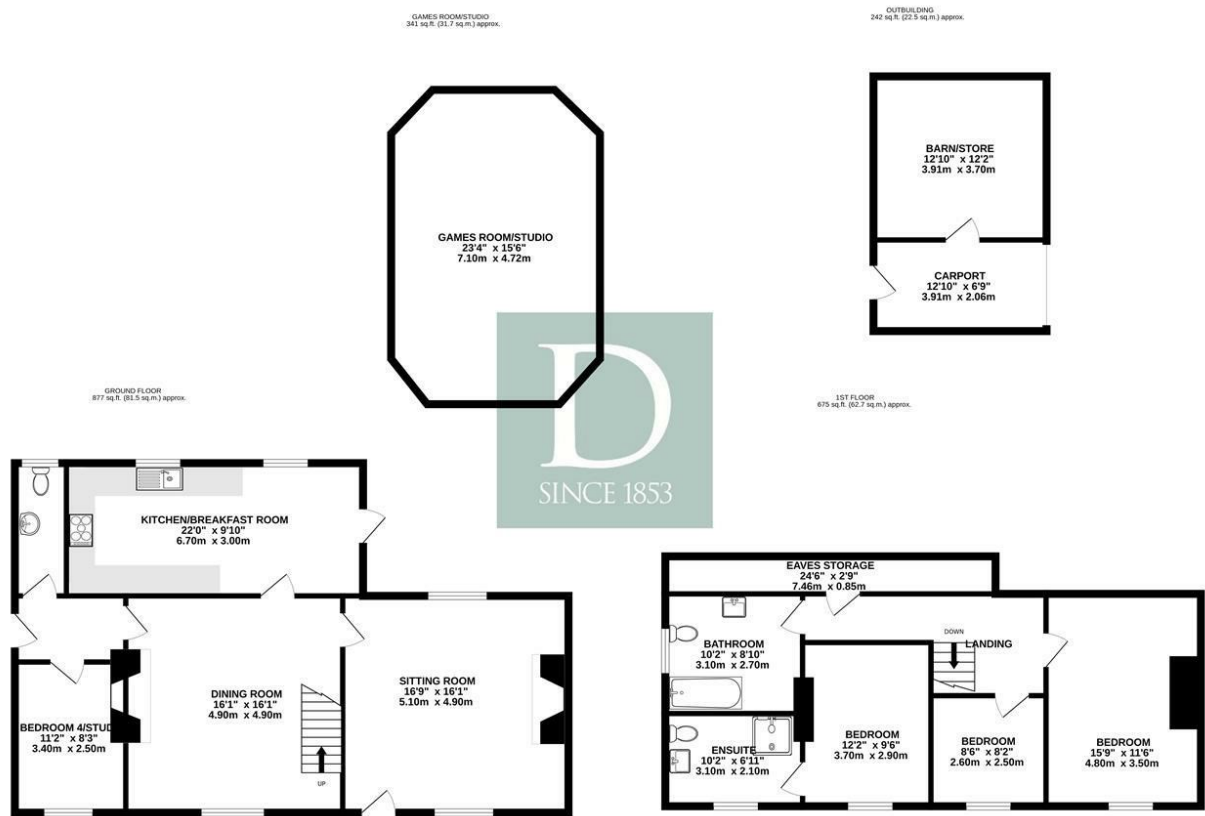


Directions





Floor plans



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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