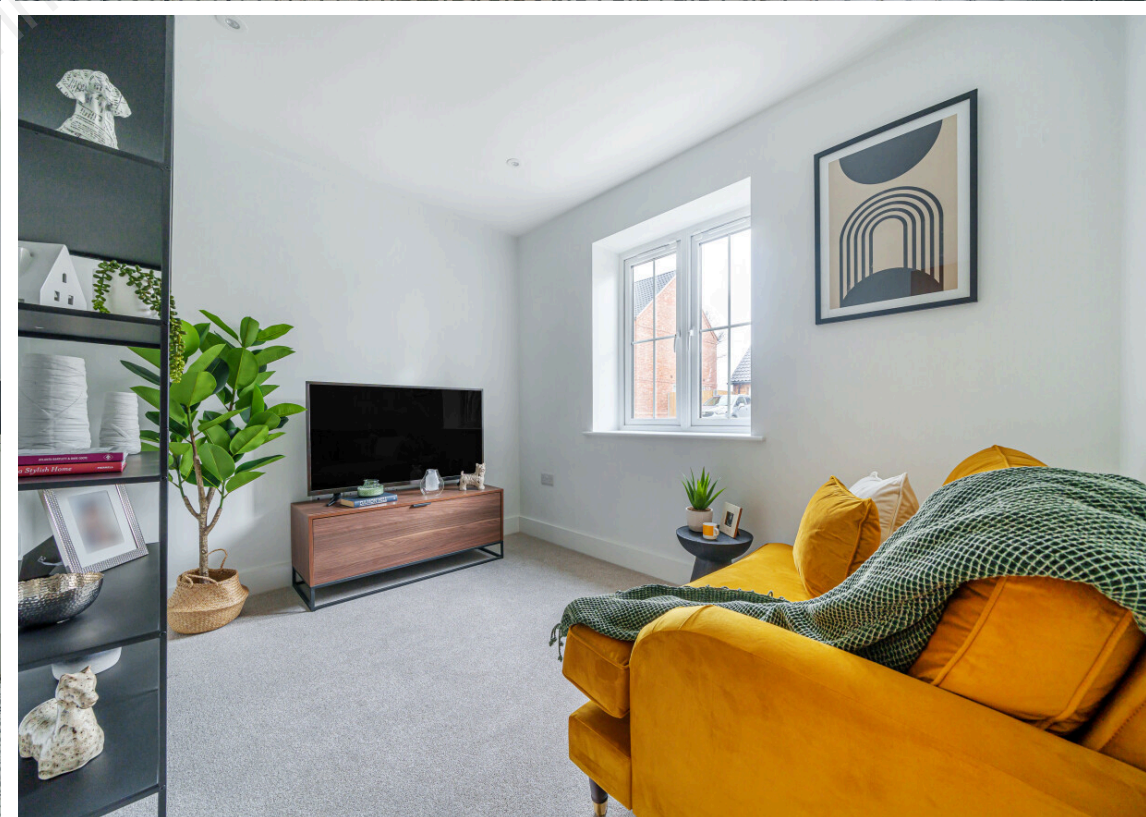
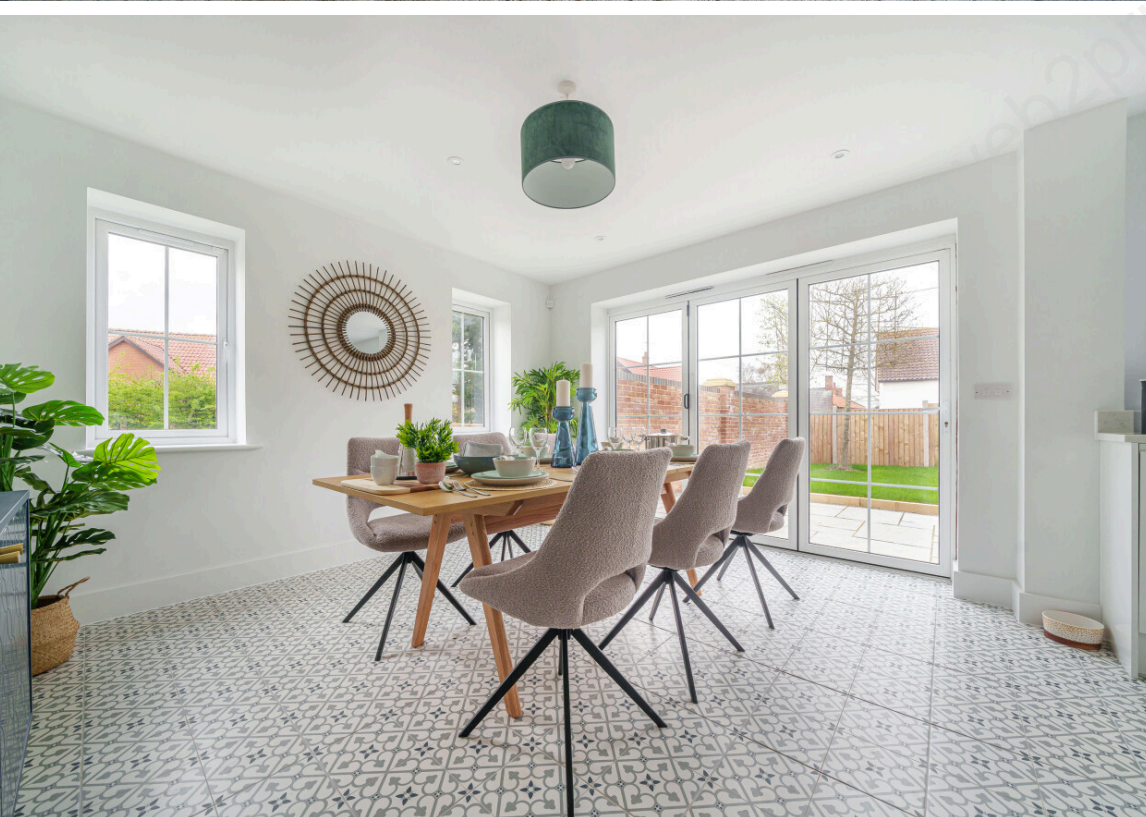




Plot 1 Harebell Court

The Street, Garboldisham, Diss, Norfolk, IP22 2RS

BROWN & CO



Plot 1 Harebell Court, The Street, Garboldisham, Diss, Norfolk, IP22 2RS

Description of property

GUIDE PRICE - £550,000



DESCRIPTION

Tucked away in a select development of four new residences. This spacious property features 5/6 bedrooms, including two with ensuite bathrooms, offering versatile accommodation to suit your family's needs.

With running costs and efficiency now being a very important factor in people's minds when searching for a new home, this property benefits from an air source heat pump which provides underfloor heating to the ground floor and radiators on the first and second floor, with individual zoned thermostat controls throughout resulting in an energy performance rating of B.

The ground floor boasts a modern kitchen/breakfast room with Bosch integrated appliances, a utility room, and a study, providing practical living spaces for daily activities and remote work.

Enjoy the convenience of super-fast fibre broadband and the peace of mind provided by an ICW 10-year build warranty. With its contemporary design and functional layout, this home offers the perfect blend of comfort and convenience for modern family living.

LOCATION

Garboldisham is a small village nestled in the heart of the Norfolk countryside.

The village is home to a range of amenities catering to residents' everyday needs, including a local convenience store, village hall, and primary school, providing a sense of convenience and community spirit. For outdoor enthusiasts, Garboldisham offers

ample opportunities for exploration with scenic walking trails, picturesque countryside views, and nearby parks and green spaces

With its quintessential charm, natural beauty, and close-knit community, Garboldisham epitomizes the quintessential English village lifestyle. Whether you're seeking a peaceful retreat or a place to put down roots and raise a family, Garboldisham offers the perfect blend of rural tranquility and modern convenience. Come and discover the timeless allure of this hidden gem in the Norfolk countryside.

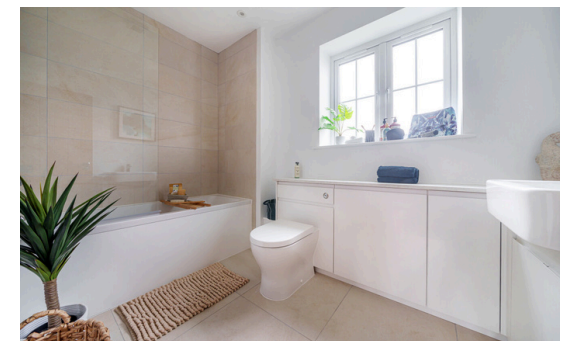
DIRECTIONS

From Norwich proceed out of the city on the A11 trunk road and continue along here, turning off after Attleborough following signs for East Harling. Continue through East Harling and follow signs for Garboldisham. Proceed through Garboldisham and on reaching The Fox Inn turn right and then an immediate left onto the B111 The Street. Turn left just after the Methodist Church into Church Close where Harebell Court will be found on the right hand side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

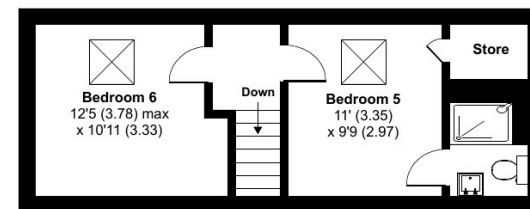
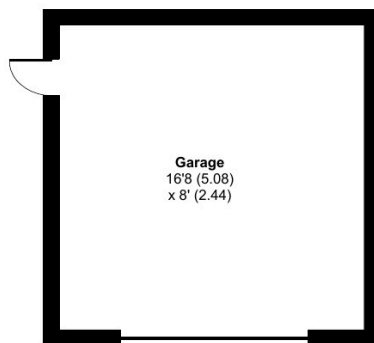
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



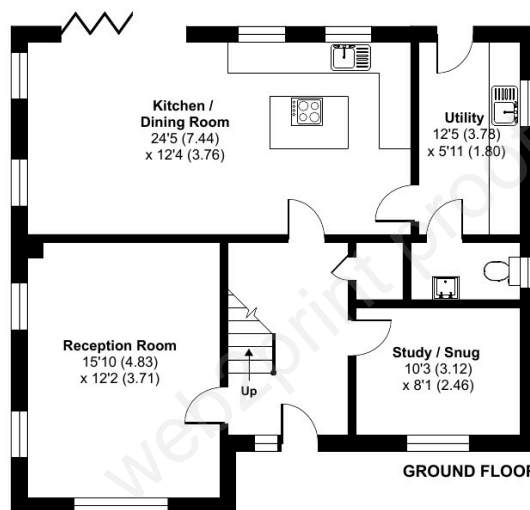


The Street, Garboldisham, Diss, Norwich, IP22

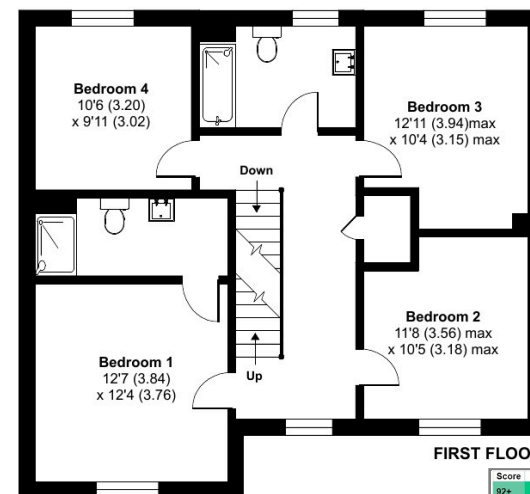
Approximate Area = 2030 sq ft / 188.5 sq m
 Garage = 380 sq ft / 35.3 sq m
 Total = 2410 sq ft / 223.8 sq m
 For identification only - Not to scale



SECOND FLOOR



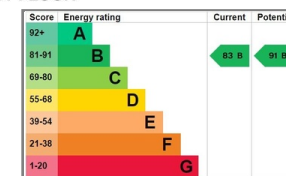
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Brown & Co. REF: 1105331



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated March 2024. Ref. 055404

Brown&Co
 The Atrium | St George's Street | Norwich | NR3 1AB
 T 01603 629871
 E norwich@brown-co.com

BROWN & CO
 Property and Business Consultants