



Plot 2 Harebell Court

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

BROWN & CO



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Description of property

GUIDE PRICE - £575,000



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.

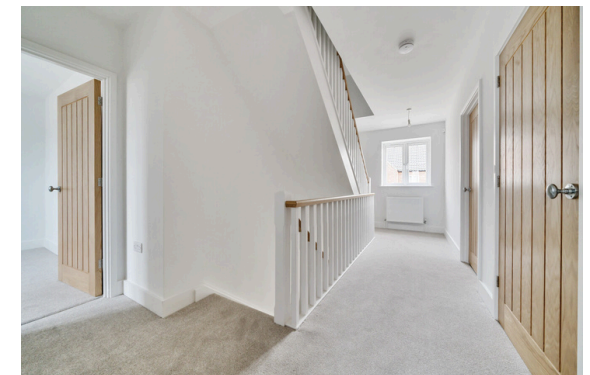
DIRECTIONS

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.

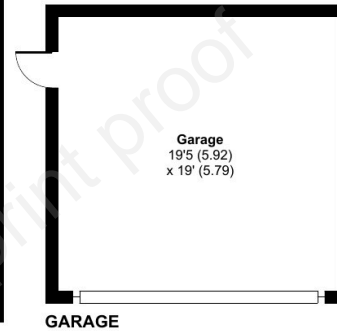
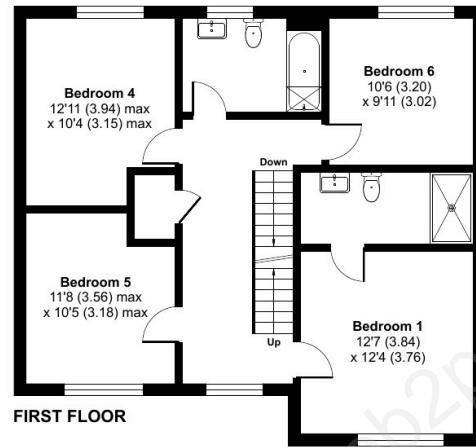
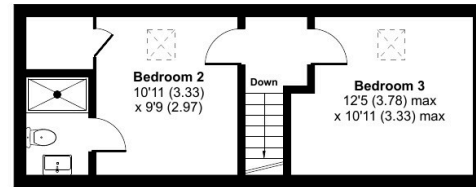
VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The Street, Garboldisham, Diss, Norwich, IP22

Approximate Area = 1995 sq ft / 185.3 sq m
 Garage = 371 sq ft / 34.4 sq m
 Total = 2366 sq ft / 219.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Brown & Co. REF:1105333

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