



**Broomscott,
Garboldisham, Suffolk.**

**DAVID
BURR**



Broomscott, Smallworth Common, Garboldisham, IP22 2QW

Set on the edge of the vibrant village of Garboldisham, located on the Norfolk/Suffolk border, this detached Bungalow this detached bungalow offers a wonderful sense of space, light and outlook – a home that feels nicely connected to its surroundings. Garboldisham offers a welcoming community atmosphere, featuring local amenities such as a village shop and post office, an active village hall hosting regular events and classes, a primary school, a church and the well-loved community pub. The market town of Diss is only 8 miles away, providing excellent schooling, shopping, recreational, and cultural facilities, along with a mainline rail link to London Liverpool Street. Bury St Edmunds, with its historic charm and vibrant town centre is 16 miles to the south, Thetford is 10 miles to the west and Norwich is 27 miles to the north.

The accommodation is arranged over a single level and includes three well-proportioned double bedrooms, all served by a shower room and separate WC, ideal for day-to-day practicality and visiting guests.

Detached Edge-of-Village Bungalow with Open Views Front & Rear. No onward chain.

Top 5 Reasons to View

Edge-of-village setting with open views – a lovely position enjoying countryside outlooks to both the front and rear.

Well-proportioned detached bungalow – offering three double bedrooms and a practical, easy-living layout.

Bright double-aspect sitting room – a generous central space ideal for everyday living and entertaining.

Conservatory overlooking the garden – a great spot to enjoy the outlook and changing seasons.

Opportunity to add value – scope for cosmetic updating, allowing a buyer to personalise the home to their own taste.

The accommodation is arranged over a single level and includes three well-proportioned double bedrooms, all served by a shower room and separate WC, ideal for day-to-day practicality and visiting guests.

At the heart of the home is a generous double-aspect sitting room, a bright and welcoming space with plenty of room for both relaxing and entertaining. The fitted kitchen sits to the rear of the property and leads through to a conservatory, which enjoys pleasant views over the garden and provides an excellent spot to sit and enjoy the changing seasons.

While the property would benefit from some cosmetic updating, it offers a solid and versatile layout, giving a purchaser the opportunity to personalise and enhance the space to their own taste.

Outside.

The bungalow is set back behind a lawned front garden with a driveway providing off-road parking, leading to a single garage. The rear garden is a good size, predominantly laid to lawn and complemented by substantial garden sheds and useful storage, making it ideal for keen gardeners or those needing additional outdoor space.

A rarely available bungalow in a pleasant edge-of-village setting, offering views, privacy and potential in equal measure.

29 Eastern Way, Elmswell, IP30 9DP

SERVICES: Mains water, electricity, private drainage and oil fired central heating.

NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Breckland

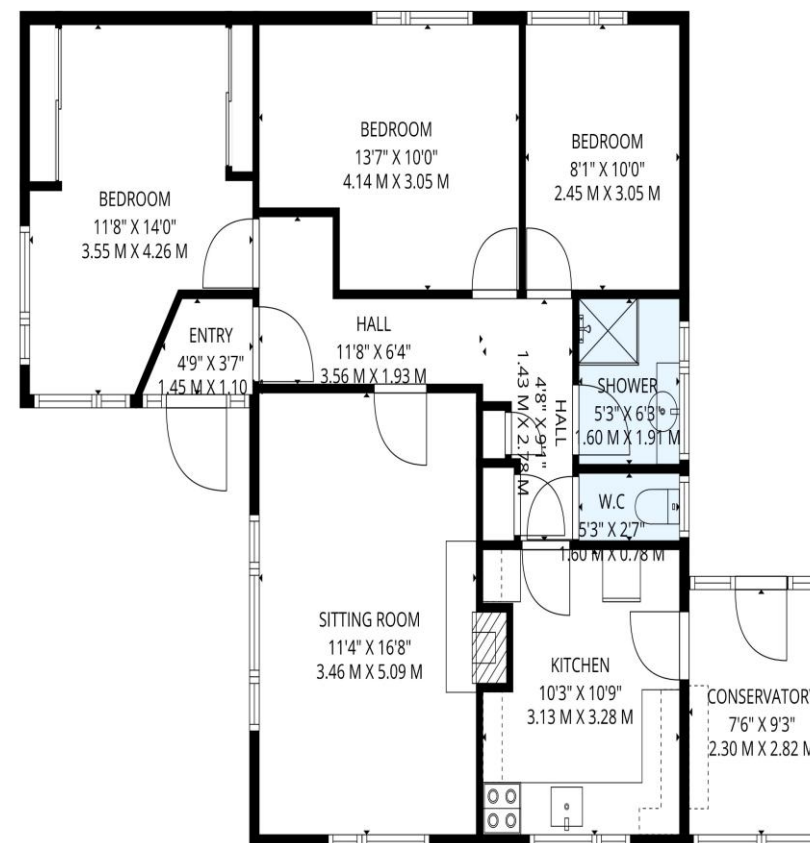
COUNCIL TAX: Band C

EPC RATING: TBC

BROADBAND AND MOBILE: Please see our website and Ofcom.org.uk for further details

VIEWING: Strictly by prior appointment only through DAVID BURR Woolpit office 01359 245245

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



TOTAL: 909 sq. ft, 84 m²
1st floor: 909 sq. ft, 84 m²
EXCLUDED AREAS: WALLS: 78 sq. ft, 8 m²

All Measurements Are Approximate. This Floor Plan is a Guide Only. Produced By Dapp.

