



83 BACK STREET

GARBOLDISHAM, DISS, IP22 2SD



A charming and completely renovated unlisted semi-detached period cottage on the edge of the village adjoining open countryside with parking for several cars and an established garden.

The property is a delightful and charming semi-detached period cottage in a convenient location on the edge of the village of Garboldisham. It has been lovingly restored by the current vendors including a full re-wire and re-roof. The property is immaculately presented throughout with an abundance of character.

The front door opens to the principal reception room with a wealth of exposed timbers and a large inglenook fireplace with woodburning stove. The kitchen/ dining room forms the heart of the house and fitted with a comprehensive range of shaker style units and Quartz worksurfaces. The kitchen opens to an impressive garden room that can be used as a formal dining room or additional sitting room. Double doors open to the patio. There is a useful separate utility room which in turn gives access to the ground floor bathroom with freestanding bath. Stairs rise from the sitting room to the first floor. The principal bedroom is to the rear and is open to one end incorporating a shower room.

There are two further bedrooms and a separate w.c.

LOCATION

Garboldisham is a popular village with a pub, Post Office/ village stores, two churches and its own Primary school. There are good road links to Bury St Edmunds and Diss, which offers a greater range of shops and services and a mainline rail way to London Liverpool Street and Norwich.

SERVICES

Oil fired central heating. Mains water and electric with private drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council
Council Tax Band – C

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants,



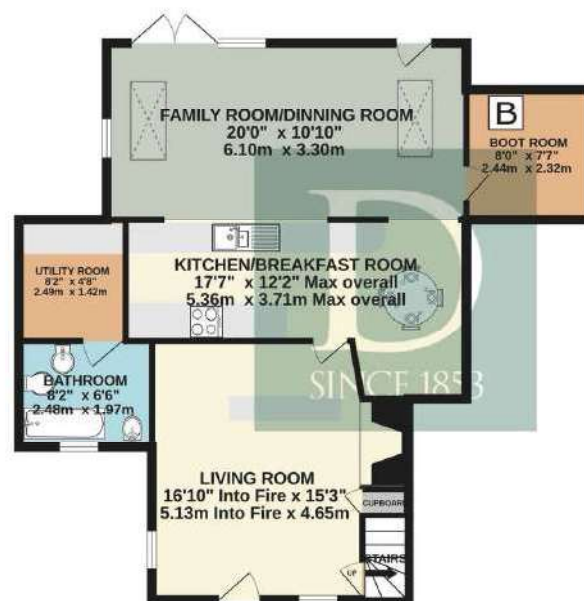




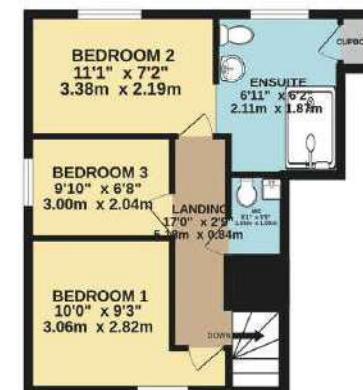


FLOOR PLAN

GROUND FLOOR
959 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.1 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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