

Causeway Close, Brockdish, Diss IP21 4LB

Guide Price

£375,000 - £400,000

Whittley Parish

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

- Guide Price £375,000 - £400,000
- Situated with a small cul-de-sac location
- Parking upon private driveway
- Over 1,200 sq ft of accommodation
- Modern first floor family bathroom plus additional ground floor WC
- Located within catchment of highly regarded local primary & secondary schools
- Sizeable open plan kitchen diner with French doors leading to private garden
- Three good sized bedrooms with principal benefitting from en-suite facilities
- EPC Rating C
- Council Tax Band D

Brockdish is a traditional rural but not isolated village found on the north Suffolk borders. Over the years the village has proved to have been a popular and sought after location offering an attractive assortment of many period and modern properties whilst still retaining a strong and active local community with the benefit of a well-regarded public house, fine church and transport links. A more extensive range of amenities and facilities can be found within the market town of Diss lying some six miles to the west with the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich. Additionally, Harleston is within short proximity lying three miles to the northeast.

The home has benefitted from an extensive programme of renovation and improvement between 2022 and 2024, resulting in a property that is effectively turnkey. Works include a garage conversion completed with full planning consent and in accordance with current Building Regulations, comprehensive insulation upgrades throughout, including enhanced roof insulation with foam panels, and the installation of reflective-filtered windows to improve thermal efficiency, reduce UV exposure, and enhance privacy.

Further improvements include the replacement of all electrics, the consumer unit, heating system, pipework, radiators, and boiler, which is fire-protected and housed within the garage. Additional upgrades comprise new windows and doors, replacement soffits, fascias and guttering, a water softener system, modernised bathrooms, new flooring throughout, replacement fencing, and professionally landscaped front and rear gardens. The result is a highly specified home finished to an exceptional standard throughout.













Positioned within a quiet cul-de-sac on the edge of the village, the ground floor of this beautifully presented detached family home comprises a welcoming entrance hall leading to a generously sized living room. Benefiting from a dual-aspect design, the space is flooded with natural light throughout the day. The open-plan kitchen/diner forms the true heart of the home, offering ample space for both entertaining guests and everyday family living. Off the kitchen is a useful utility room with space and plumbing for a washing machine. The ground floor is completed by a handy cloakroom with WC and wash basin.

The first floor offers three well-proportioned bedrooms, with the principal bedroom positioned at the front of the property and benefiting from an en-suite shower room. Bedrooms two and three are located to the rear and are served by a modern family bathroom comprising a WC, wash basin, heated towel rail, and bath with shower over.

Externally, the property continues to impress. To the front, a low-maintenance garden is complemented by a driveway providing off-road parking and access to the integral garage. The rear garden is a particular highlight, offering a private and beautifully landscaped outdoor space with a newly laid Indian stone patio and well-maintained lawned areas, creating the perfect environment for both relaxation and entertaining.

ENTRANCE HALL:

WC: - 0.86m x 1.83m (2'10" x 6'0")

LIVING ROOM: - 4.39m x 3.43m (14'5" x 11'3")

KITCHEN: - 9.25m x 2.87m (30'4" x 9'5")

UTILITY: - 1.75m x 1.88m (5'9" x 6'2")

BEDROOM: - 4.39m x 3.40m (14'5" x 11'2")

EN-SUITE: - 1.75m x 1.83m (5'9" x 6'0")

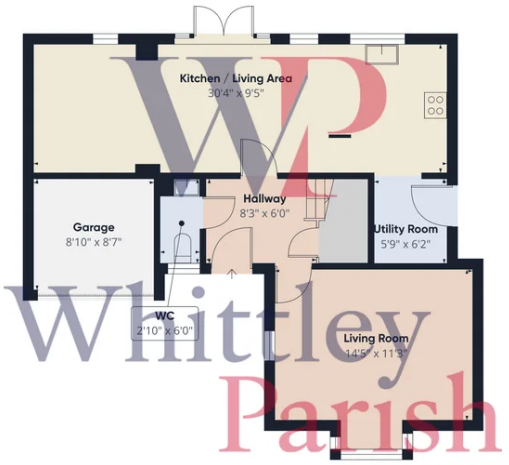
BEDROOM: - 3.33m x 2.92m (10'11" x 9'7")

BEDROOM: - 3.30m x 1.93m (10'10" x 6'4")

BATHROOM: - 2.31m x 1.88m (7'7" x 6'2")

GARAGE: - 2.69m x 2.62m (8'10" x 8'7")

SERVICES:
Drainage - mains
Heating - gas
EPC Rating C
Council Tax Band D
Tenure - freehold



Floor 0



Floor 1



Approximate total area(1)

1135 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Viewing Arrangements

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