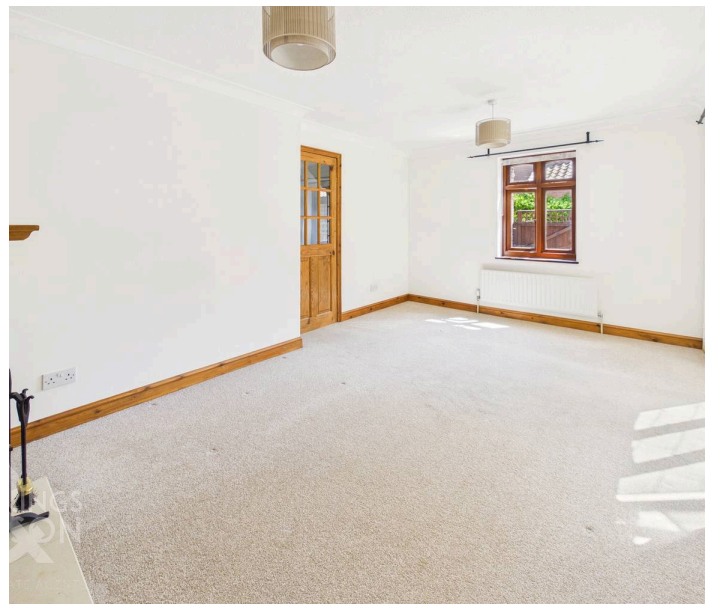




Back Street, Garboldisham - IP22 2SD

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Back Street

Garboldisham, Diss

NO CHAIN! This IMPRESSIVE DETACHED FAMILY HOME offers over 1570 SQFT (stms) of beautifully arranged living space in an EXCEPTIONAL SEMI-RURAL VILLAGE LOCATION, backing directly onto FIELDS AND WOODLAND for a truly tranquil setting. Step through the welcoming entrance hallway into TWO GENEROUS RECEPTION ROOMS, perfect for both formal entertaining and relaxed family living, with a spacious CONSERVATORY (ideal for year-round enjoyment of garden views). The SEPARATE KITCHEN/DINER is well-appointed, offering ample storage and workspace, while the adjoining UTILITY ROOM provides convenient laundry and additional storage solutions. Upstairs, discover FOUR WELL-PROPORTIONED BEDROOMS, each thoughtfully positioned for privacy and comfort, complemented by a FAMILY BATHROOM. The versatile layout ensures flexible living for growing families or those seeking dedicated work-from-home space, all presented in excellent decorative order throughout. The properties real selling point is the EXPANSIVE REAR GARDEN that seamlessly blends with the surrounding countryside, offering uninterrupted views of fields and woodland (a haven for wildlife and nature lovers). The garden is mainly laid to lawn for easy maintenance, with mature planting and a patio area (perfect for alfresco dining, summer barbeques, or simply relaxing in the sun). There is also the addition of a detached brick built garden

OFFICE with power and light ideal for home working. A private driveway provides ample OFF-ROAD PARKING to the front and leads to a DETACHED GARAGE, ensuring secure storage for vehicles, bikes, or garden equipment. The house is unoccupied and ready to be moved straight into with the benefit of double glazing and LPG central heating with both the boiler, gas system and electrics all having been checked and certified in 2025 for peace of mind.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Impressive Detached Family Home
- Exceptional Semi-Rural Village Location Backing Onto Fields & Woodland
- Over 1570 SQFT Internally (stms)
- Two Generous Reception Rooms & Conservatory
- Separate Kitchen/Diner & Utility Room
- Four Bedrooms & Family Bathroom

You will find this property within the rural village of Garboldisham on a very quiet 'no through road'. Garboldisham is a sought after village located approximately 12 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 7 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. Local amenities within the village include village store, primary school, parish church and public house.



SETTING THE SCENE

The house is approached via the quiet 'no through road' of Back Street with a sweeping brick weaved driveway to the front providing plenty of parking off road. The driveway leads to the side of the house where a garage can be found and a side gate to the rear gardens. To the front there is also a shingled area and the main entrance door to the front.

THE GRAND TOUR

Entering the house via the main entrance door, you are greeted by a welcoming entrance porch into the main hallway with stairs ahead to the first floor landing and doors to all the main receptions. To the left you will find a purpose dining room with a bay window to the front. The kitchen/diner is located to the front of the house with a range of wall and base level units and rolled edge worktops over. There is space for various white goods as well as a newly installed rangemaster oven. There is space for a breakfast table as well as a door into the separate utility room which offers further storage and space/plumbing for white goods with a back door to the rear garden. Off the hallway there is a ground floor w/c with a storage cupboard as well as a door leading to the main sitting room. The sitting room provides an open fireplace as well as double internal doors into the extended conservatory beyond, with underfloor heating in addition to radiators, and offering a lovely aspect over the garden with doors leading out. Heading up to the first floor landing there is plenty of natural light as well as large walk in wardrobe. Access to four ample bedrooms and a family bathroom can also be found off the landing with the main bedroom found to the rear overlooking the rear gardens. The bathroom offers a w/c, hand wash basin and a corner bath with shower over.

FIND US

Postcode : IP22 2SD

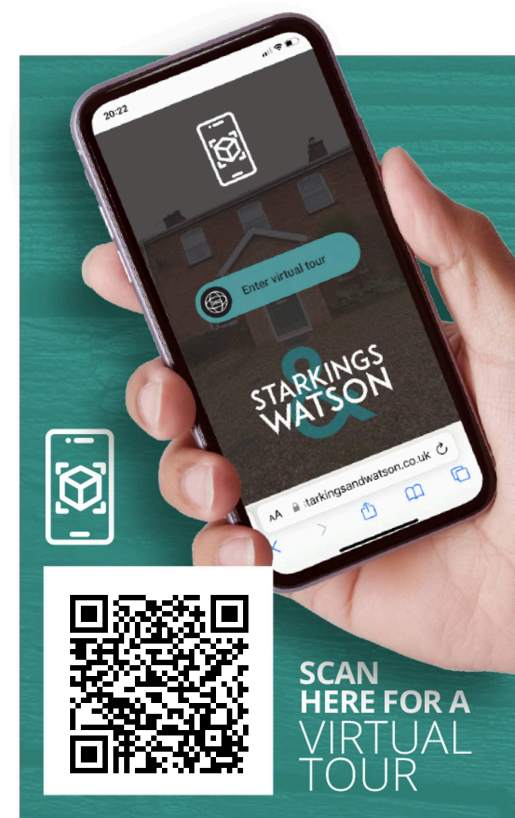
What3Words : ///slings.onion.ambitions

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there was previous planning permission obtained in 2014 for the replacement of the garage and office roof to a pitched roof. Services include mains water and electricity, heating is provided by LPG with drainage provided by a modern sewerage treatment plant. The Vendor has expressed they have recently had the septic tank checked over to provide peace of mind to potential buyers.







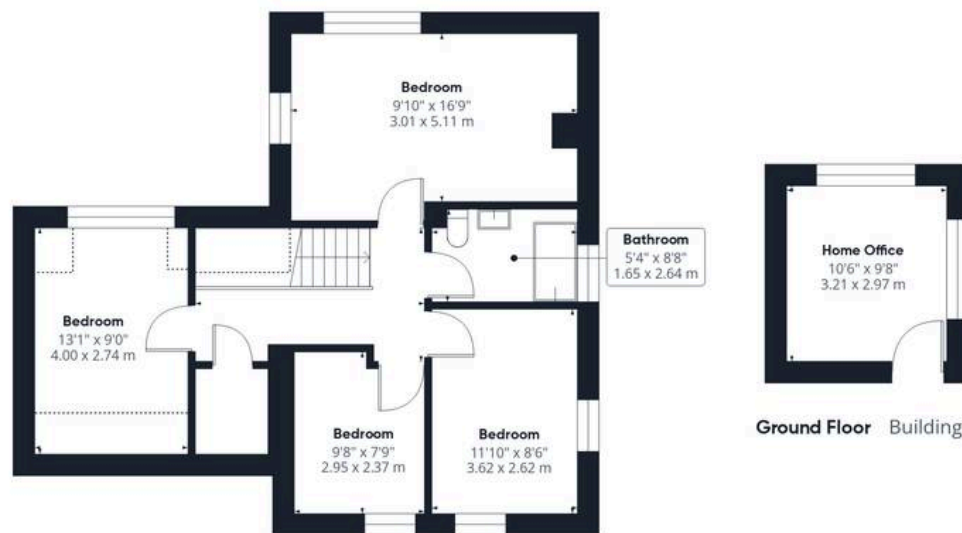
THE GREAT OUTDOORS

The rear garden is a real highlight of this property with plenty to explore. Initially you will find a paved terrace providing the ideal space for outside dining with steps up to the main lawned section flanked by well stocked mature borders. Heading down the garden the lawns open to a wide expanse with plenty of room for both keen gardeners or large families to play and enjoy. The plot offers mature trees and shrubs as well as open aspect beyond onto fields and woodland. There is a large timber built workshop as well as the brick built and detached office space with power and light and a covered pergola area ideal for a hot tub or outside entertaining.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

1576 ft²
146.6 m²

Reduced headroom

34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE 360



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