



Hall Road | Brockdish | IP21 4JT

Price Guide £750,000

twgaze

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Nestled on Hall Road in the charming village of Brockdish, this stunning new build home offers a perfect blend of modern living and comfort. With a generous 2252 square feet of well-designed space, this property boasts 4 spacious bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

- 4 bedroom spacious new build home
- Useful ground floor master suite with walk in wardrobe and ensuite
- Uninterrupted reaching rural views
- Water softener fitted
- High speed Broadband
- High spec Kitchen and Bathrooms home
- Seperate utility room
- Garage with electric doors
- Master bedrooms fitted on ground floor and first floor

## Location

One of the delightful aspects of this select development is its position which is outside the village in an elevated spot overlooking the village and the Waveney Valley. The village is attractive, with a good pub and lots of walks down to the River Waveney. It is also ideally placed between the market towns of Diss and Harleston with easy access via the A143 and for those needing trips to London, there is the mainline rail service at Diss with a journey to London Liverpool Street in around 90 minutes. The Heritage Coast around Southwold and Aldeburgh is just 40 minutes away and the Broads are a similar time to the north. Overall, this is a very attractive area, nestled on the borders of Norfolk and Suffolk with easy access to the wider world.





### Property

Danny Ward has been building houses in Norfolk and Suffolk for many years with an excellent reputation for quality and after care. His styles of houses and bungalows complement the traditional architecture of the region and each has high quality fittings with features such as the granite windowsills and underfloor heating as well as the stylish kitchen and bathrooms which are a blend of traditional and modern. The internal layouts has been designed to maximise the living space with a bright and airy rooms. Of particular note are the open plan Kitchens making them the hub of the home. Each has been designed to give a good flow and the houses have been future proofed with ground floor bedrooms as well as those upstairs.

Externally, each property be it a bungalow or house, has a generous garden with brick rubble walling being distinctive to Danny's properties. Each has a single or double garage and a spacious sandstone patio. Gardens will be either seeded or turfed depending on time of year.

### Directions

Travelling from Diss along the A143 towards Harleston. Turn right and head down the hill into Brockdish. At the bottom of the hill turn left into Grove Road. Continue past the houses and just before the flyover bridge, turn right onto Hall Road. The houses will be seen in 400m on the right.

What3words///health.chambers.metro

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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