



**Causeway Close, Brockdish Diss IP21 4LB**

**welcome to**

## **Causeway Close, Brockdish Diss**

A beautifully renovated three-bedroom detached home in the peaceful village of Brockdish, offering spacious, modern living throughout. Extensively upgraded, the property is move-in ready with high-quality finishes, energy-efficient improvements, and thoughtfully landscaped gardens.

### **Long Description**

Externally, the property continues to impress. To the front is a low maintenance garden and a driveway providing off road parking, alongside an integrated garage. The rear garden is a particular highlight, offering a private and well designed outdoor space with a newly laid Indian stone patio, turfed areas, and bespoke strengthened garden gates, making it perfect for both relaxation and entertaining. This home has undergone a comprehensive renovation programme starting in 2022 and completed in 2024, including a garage conversion completed with full planning permission and in accordance with current building regulations. The property is fully insulated throughout, with enhanced roof insulation using foam panels, reflective filtered windows for improved heat retention, reduced UV damage, and increased privacy. All electrics, fuse board, heating system, pipework, radiators, and boiler (fire protected and housed in the garage) have been replaced to current specifications. Additional upgrades include new windows, doors, soffits, fascia and guttering, a water softener, upgraded bathrooms, new flooring throughout, replacement fencing, and fully landscaped front and rear gardens. Well, maintained, thoughtfully upgraded, and ready to move into, this exceptional home offers modern comfort, energy efficiency, and a tranquil village lifestyle.

### **Entrance Hall**

Understairs storage, radiator, tiled flooring.

### **Cloakroom**

Window to front aspect, wash basin, W/C, tiled flooring.

### **Lounge**

14' 1" x 11' 1" Plus Recess ( 4.29m x 3.38m Plus Recess )  
Window to side aspect, bay window to front aspect, radiator, carpet flooring.

### **Kitchen / Diner**

30' 4" x 9' 6" ( 9.25m x 2.90m )  
Window and patio doors to rear aspect, wall and base units, built in sink, space for fridge freezer, radiator, tiled flooring.

### **Utility Room**

5' 6" x 5' 9" ( 1.68m x 1.75m )  
Door to side aspect, wall and base units, tiled flooring.

### **Landing**

Window to side aspect, radiator, loft hatch, airing cupboard, carpet flooring.

### **Bedroom 1**

14' 2" Max x 11' 2" ( 4.32m Max x 3.40m )  
Window to front aspect, radiator, access to ensuite, wardrobes, carpet flooring.

### **Ensuite**

Window to side aspect, w/c, wash basin, shower cubical, hard flooring.

### **Bedroom 2**

11' x 9' 8" ( 3.35m x 2.95m )  
Window to rear aspect, radiator, carpet flooring.

### **Bedroom 3**

10' 10" x 9' 5" Into recess ( 3.30m x 2.87m Into recess )  
Window to rear aspect, radiator, carpet flooring.

### **Bathroom**

Window to front aspect, w/c, wash basin, bath with over head shower, heated towel rail.

### **Front Garden**

Low maintenance front garden.

### **Rear Garden**

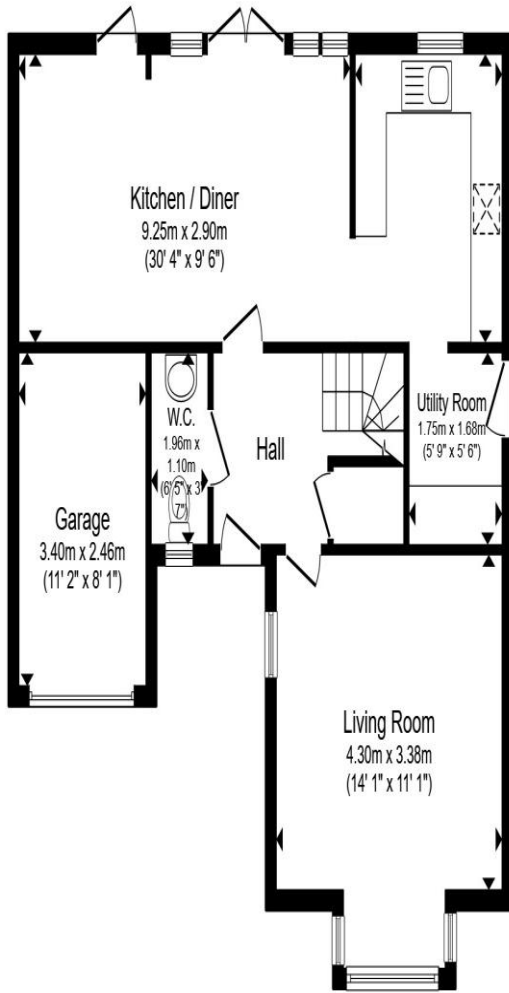
Large Indian stone patio area, turfed, garden shed, fenced for boundary, two new bespoke and strengthened garden gates.

### **Parking**

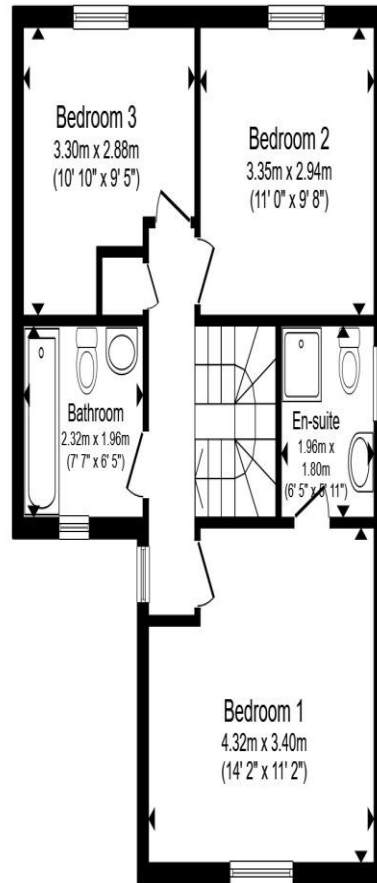
Driveway

### **Outbuilding**

Integrated garage, concrete flooring, electric door, boiler.



**Ground Floor**



**First Floor**

Total floor area 116.6 m<sup>2</sup> (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Causeway Close,**  
**Brockdish Diss**

- Beautifully presented three bedroom detached house
- Extensively renovated and upgraded throughout
- Spacious Lounge / Diner with separate utility room
- Primary bedroom with ensuite
- Sought after village location

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£410,000**



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Property Ref:  
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