



Back Street, Garboldisham, Diss, IP22 2SD

Guide Price £465,000

BOASTING A MOST FAVOURABLE POSITION WITHIN A TRANQUIL CONSERVATION AREA, THIS SUBSTANTIAL AND SPACIOUS BUNGALOW ENJOYS BEAUTIFUL VIEWS OVER THE UNSPOILT COUNTRYSIDE.

- Beautiful rural views
- Sought after village
- Versatile living space
- Freehold
- 16 solar panels
- Over 1700 sq ft
- Council Tax Band D
- Energy Efficiency Rating C.



Property Description

Situation

Located within the attractive and much sought after village of Garboldisham, lying on the south Norfolk borders, the property enjoys a most pleasing position found upon a small/quiet no through country lane. Garboldisham is a traditional and attractive village steeped in history and affiliated with the hamlets of Smallworth and Broomscot Common, lying off the A1066 and within easy reach of Diss being some 7 miles to the east, with Thetford lying 9 miles to the west. The village still retains a strong and active community helped by having a good niche infrastructure with village shop/delicatessen, village hall, primary school, fine church and community owned public house.

Description

The property comprises of four bedroom detached bungalow having been built in the mid 1970s and of traditional brick and block cavity wall construction under a pitched interlocking tiled roof and with the benefit of the installation of replacement sealed unit upvc double glazed windows and doors, whilst being heated by a modern oil fired central heating boiler via radiators (the property has also had cavity wall insulation). In latter years there has been the benefit of the installation of solar panning, with 16 solar panels owned outright and with a feed-in tariff generating approximately 0.24p/kw. Internally the property offers particularly good versatile living space with the overall accommodation being in the regions of 1700 sq ft and with the principle rooms enjoying views over the rear gardens and meadowland beyond.

Externally

The property is set back off a small, no-through country lane surrounded by similar attractive properties. The front gardens offer a good provision of off-road parking leading up to the bungalow and integrated garage. The main gardens are found to the rear and are of a most generous size with a large paved patio area abutting the rear of the property creating an excellent space for alfresco dining and leading on to a raised decking area. There is a permanent greenhouse along with a large garden pond with numerous Koi fish. The gardens are predominantly laid to lawn backing onto meadowland giving outstanding views over the unspoilt countryside.

The rooms are as follows:

ENTRANCE PORCH: 4' 7" x 3' 6" (1.42m x 1.07m) Access via a upvc double glazed frosted door. Secondary door giving access through to the inner hall.

INNER HALL: 13' 9" x 4' 5" (4.20m x 1.35m) L shaped and stretching to 3' 2" x 9' 11" (0.99m x 3.04m) Access to the four bedrooms, study, bathroom and reception room. Built-in storage cloakroom with cupboards.

RECEPTION ROOM ONE: 21' 3" x 15' 10" (6.49m x 4.84m) With windows and upvc French doors to side giving access onto the rear paved patio area. A large, light, bright and airy room with a focal point being the fireplace with marble surround and hearth. Secondary door giving access through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM: 10' 11" x 16' 5" (3.35m x 5.02m) With French doors to side giving views and access onto the rear gardens. A spacious room offering a good range of wall and floor units (lighting under all cupboards) with tiled splashbacks and integrated appliances with four ring electric touch hob with extractor above and oven below, inset porcelain one and a half

bowl sink with drainer and mixer tap, waste disposal unit. Tiled flooring. Further giving access to reception room two and utility room.

RECEPTION ROOM TWO: 10' 9" x 9' 11" (3.30m x 3.03m) With window to the side aspect and French doors giving access through to the conservatory extension. Engineered wood flooring. Used as a formal dining room.

CONSERVATORY: 12' 5" x 12' 7" (3.79m x 3.84m) Of upvc construction with a pitched roof and French doors giving external access. Sitting on elevated position enjoying most favourable views over the gardens and meadowland beyond.

UTILITY ROOM: 11' 0" x 5' 6" (3.36m x 1.68m) With window to the side aspect and running adjacent to reception room two. Marble effect roll top work surfaces with storage units below, tiled splashbacks, water softener and space/plumbing for automatic washing machine and tumble dryer.

BEDROOM ONE: 14' 8" x 8' 10" (4.49m x 2.70m) With window to the front aspect and being a good double bedroom serving well as the master bedroom and further having a TV point and the luxury of en-suite facilities.

EN-SUITE: 8' 7" x 4' 4" (2.62m x 1.33m) With frosted window to the front aspect comprising of a double corner tiled shower cubicle, low level wc, hand wash basin and heated towel rail.

BEDROOM TWO: 15' 0" x 9' 2" (4.58m x 2.80m) A generous double bedroom with window to the front, double built-in wardrobe with storage cupboards overhead and vanity unit.

BEDROOM THREE: 10' 11" x 8' 10" (3.33m x 2.71m) With window to the rear aspect being a good size double bedroom with double built-in wardrobe.

BEDROOM FOUR: 7' 10" x 9' 6" (2.41m x 2.92m) With window to the rear aspect having favourable views. Being a good double bedroom which is currently used as an office.

STUDY: 4' 8" x 6' 7" (1.43m x 2.01m) Window to the rear aspect currently used as a study, however could be a nursery or optional small fifth bedroom.

BATHROOM: 8' 9" x 5' 4" (2.67m x 1.64m) With frosted window to the front aspect comprising of a corner Jacuzzi bath with shower attachment, low level wc and hand wash basin. Heated towel rail to side.

OUR REF: 7375



