



## 86 Back Street | Garboldisham | Diss | IP22 2SD

Guide Price £325,000

ENJOYING A TRANQUIL TUCKED AWAY POSITION UPON A SMALL NO-THROUGH COUNTRY LANE, THIS CHARACTERFUL THREE BEDROOM COTTAGE IS SET UPON A LARGE PLOT BOASTING MOST FAVOURABLE VIEWS OVER THE OPEN COUNTRYSIDE.

- Character and charm
- Extended and enhanced
- Spacious plot
- Sought after village
- Outbuildings
- Council Tax Band B
- Freehold
- Energy Efficiency Rating E.





## Property Description

### SITUATION

Located within the centre of the village, the property is found in a tranquil and more secluded position being set well back off the road upon a spacious plot backing onto the countryside and with pleasing views over meadow and church ruins beyond. Garboldisham is a traditional and attractive village steeped in history and within easy reach of Diss, (being just 7 miles to the east). The village still retains a strong and active local community with good infrastructure by way of retaining village shop/post office, village hall, fine church, good schooling and community owned public house. A further more extensive range of amenities and facilities can be found within the historic market town of Diss having the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### DESCRIPTION

The property comprises a three bedroom semi-detached cottage having thought to have been built in the 1800's and of brick clay lump and timber construction with the latter extension to the rear aspect and the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by an oil fired central heating boiler via radiators. Deceptive in size the property offers spacious accommodation at ground floor level whilst retaining much charm and character one would expect to find in a property of this age.

### EXTERNALLY

The property is set back off the road having good frontage with off-road parking upon a shingle driveway leading up to double five bar gates giving access onto formal gardens being laid to lawn. Side access in turn gives way to the rear gardens which are of a generous size again being predominantly laid to

lawn and offering complete privacy/seclusion within. To the rear boundaries there is a pleasing outlook over meadow lands and with the old church ruins beyond. An outbuilding to side is currently used as kennels however lends itself for a number of different uses.

The rooms are as follows

### RECEPTION ROOM:

12' 3" x 15' 7" (3.75m x 4.75m) With window to the front aspect, solid oak door giving internal access. Pamment tiled flooring. A particular feature of the room is the inglenook fireplace with exposed red brick, oak bressumer beam over and inset cast iron wood burning stove. Brace and batten door to side giving access through to the kitchen/diner and further access to stairs rising to first floor level.

### KITCHEN/DINER:

14' 2" x 14' 0" (4.34m x 4.28m) A double aspect room found to the rear of the property and enjoying from having a bespoke kitchen fitted with oak work surfaces and a good range of wall and floor unit cupboard space. Aga to side, inset Butler sink, fitted fridge/freezer and space/plumbing for automatic washing machine or dishwasher. Pantry cupboard to side.

#### INNER HALL:

4' 3" x 5' 5" (1.30m x 1.67m) Giving access to the bathroom and utility area. Pamment tiled flooring flowing through from the kitchen. Window to side.

#### BATHROOM:

9' 8" narrowing to 9' 8" x 5' 10" (2.97m narrowing to 2.48m x 1.79m) With frosted window to rear and comprising of a panelled bath with shower over, low level wc and wash hand basin. Oak flooring.

#### UTILITY AREA:

5' 2" x 6' 3" (1.58m x 1.92m) With upvc door to side giving external access, boiler to side and space for tumble dryer etc.

#### FIRST FLOOR LEVEL:

##### LANDING:

Giving access to the three bedrooms. Access to loft space above.

##### BEDROOM ONE:

9' 6" x 10' 9" (2.90m x 3.30m) With window to the front aspect being a spacious master bedroom with built-in storage cupboard to side. Original oak floor boarding.

##### BEDROOM TWO:

8' 0" x 7' 11" (2.46m x 2.42m) With window to rear. Built-in storage cupboard to side and oak floor boarding.

##### BEDROOM THREE:

10' 10" x 6' 5" (3.31m x 1.98m) With window to the side again with original oak floor boarding.

OUR REF: 7479





## Viewing Arrangements

Strictly by appointment

## Contact Details

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