



M
M

Kenninghall Road,
Garboldisham, Norfolk.

M
M

MUSKER
McINTYRE
ESTATE AGENTS

Originally the laundry room for the former Manor, this stunning and unique Grade II listed property has been updated to an extremely high standard to include bespoke oak and glass staircase and re-fitted kitchen. The property is full of character with high ceilings and exposed brickwork.

Accommodation comprises briefly:

- Entrance Hall open plan to kitchen and sitting room
- Cloakroom
- Sitting Room
- Kitchen
- First Floor Landing
- Two Bedrooms
- Bathroom
- Attractive Gardens
- Off-Road Parking available



The Property

A pair of heavy timber doors open into the open plan living accommodation. The kitchen area is well fitted with a range of matching painted base, wall and drawer units, 1 1/2 bowl ceramic sink, wooden work tops, Rangemaster cooker, integrated dishwasher, plumbing and space for washing machine and fridge/freezer. The cloakroom comprises WC and wash basin. The sitting room is lovely and open with high ceilings, exposed brickwork and wood laminate flooring with underfloor heating. A fireplace houses a wood burning stove and a beautiful bespoke staircase leads up to the first floor landing with wooden flooring.

There are two bedrooms, the master being a spacious vaulted room and bathroom comprising bath with shower over, wash basin in vanity unit, WC and heated towel rail.







Outside

The attractive cottage style gardens are mainly laid to lawn with raised flower beds and shingle driveway. Off-road parking is available.

Location

The property is situated in a secluded spot within Garboldisham; a large village located between Diss and Thetford. Diss offers a good range of amenities and leisure services, along with strong railway links to London. Nearly 30 miles away is the city of Norwich, with a vast array of shops and facilities. Norwich offers many rail and bus connections to the surrounding areas and further afield, with train links to London. Norwich airport provides access to many holiday locations in and out of the country.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Calor gas central heating.
Mains water and electricity.
Private drainage.
Energy Rating: G

Local Authority:

Breckland District Council
Tax Band: B
Postcode: IP22 2SJ

Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

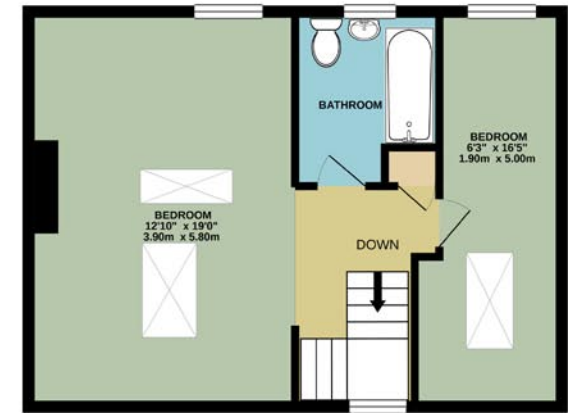
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £325,000

GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1066sq.ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

To arrange a viewing, please call 01379 644822

Offices throughout Norfolk & Suffolk:

Bungay	01986 888160
Loddon	01508 521110
Norwich	01603 859343
Harleston	01379 882535
Beccles	01502 710180
Halesworth	01986 888205

A member of **onTheMarket**.com

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



DISS OFFICE
46-47 Mere Street
Diss
Norfolk
IP22 4AG

Tel. 01379 644822

diss@muskermcintyre.co.uk