



Grove Lodge  
Grove Road  
Brockdish  
Diss, Norfolk  
IP21 4JP

Price: £475,000





- A link-detached 5 bedroom family home in a quiet village location
- Generous plot of 0.3ac with outbuildings
- Kitchen, utility, cloakroom, family bathroom, double garage.
- Plenty of scope for extension/improvement.

#### Location

The pretty and peaceful village of Brockdish lies approximately 7 miles to the east of the Norfolk/Suffolk border town of Diss and has a pub, village hall, church and active community. Further amenities are available at Diss which offers an excellent range of local and national shopping, various sporting and social amenities including rugby, football and cricket clubs along with an 18 hole golf course, squash and Padel club and driving range. In addition, the town has a mainline railway station on the Norwich to London Liverpool Street line with trains arriving in London in around 90 minutes. There is a good schooling available in both Harleston and Diss which has a sixth form department. Road access to and from Diss is excellent with Norwich and Ipswich 25 miles away via the A140. Bury St Edmunds lies around 20 miles to the south west via the A143, connecting to the A14, whilst the A11 is 16 miles to the west leading to Newmarket, Cambridge and London.





## The Property

Built in the 1980s, this link-detached house offers spacious accommodation with a practical layout over three floors. There is ample scope to improve and extend and the vendor has plans drawn up by a local architect for a proposed scheme. The kitchen has been updated over the years and comprises a range of floor and wall units with Neff split level oven and electric hob and has space for a dishwasher and fridge/freezer. The sitting/dining room is well lit from three aspects and enjoys delightful views over the rear garden. There is a fireplace with open hearth and a glazed bay with door to garden. Additionally, leading off the hallway is the cloakroom which in turn leads through to a lobby, a utility room and a garage – all very convenient.

The accommodation on the first and second floor is generous with four of the bedrooms having built-in wardrobes. There is scope to convert one of the bedrooms on the first floor into an ensuite shower room and dressing room to serve the master bedroom (currently being used as an office). There is also potential to install a shower room on the second floor by incorporating the eaves cupboard and part of the landing.

## Outside

The property is approached off Grove Road via a bridge over a beck. The front garden extends to the road and incorporates the beck and overall the plot amounts to around one third of an acre. A pedestrian gate to the side of the house gives access to the rear garden which incorporates gravelled and paved patio areas. There

is a garden shed to the south boundary and the majority of garden is laid to lawn with shrub borders and mature trees including a large cherry. A gap in the rear hedge leads through to a vegetable plot with raised beds and a garden shed.

**Agents Note: Some of the properties along Grove Road, including Grove Lodge, fell victim to flooding during the exceedingly heavy rainfall encountered in parts of South Norfolk in December 2020. Remedial works have been carried out in the village to mitigate any chance of future flooding and the only outstanding item is a blocked headwall at the top of the village at the Scole end. A plan has been agreed with the landowner to tackle it together with highways and works are expected to be completed by the end of January 2022.**

## Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating providing heat to radiators and hot water.

## Directions

From Diss head east on the A143 towards Great Yarmouth. After approximately 7 miles take the right hand turned signposted Brockdish and proceed into the village. At the village sign turn left opposite the village hall and proceed along Grove Road where the property will be found on the left hand side (identifiable as Rowan Blaxland, Chartered Accountants).

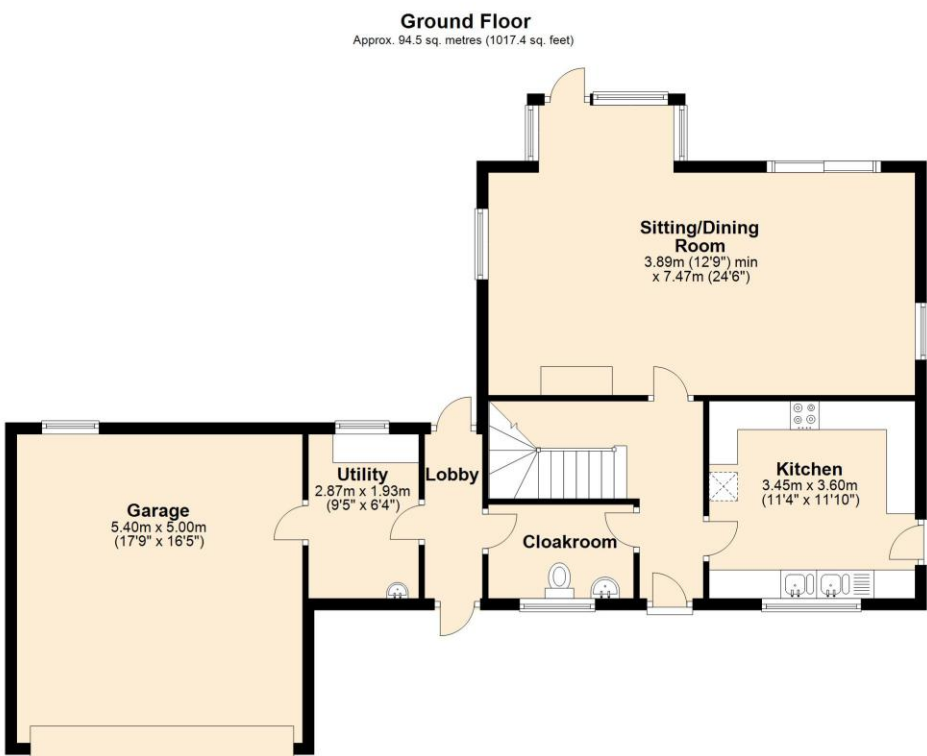
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

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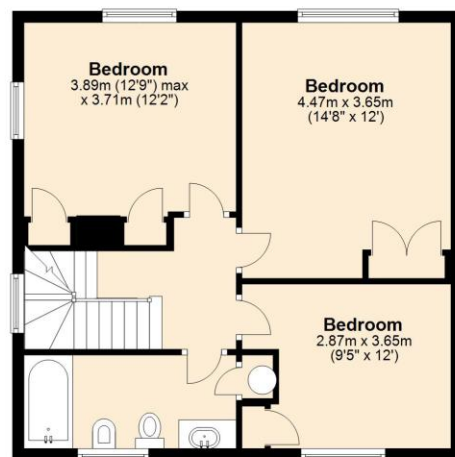
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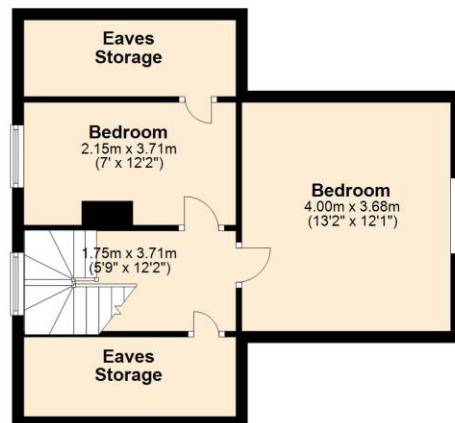
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**First Floor**  
Approx. 55.9 sq. metres (602.0 sq. feet)



**Second Floor**  
Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 191.3 sq. metres (2059.1 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

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