



'Village Life'  
Brockdish, Norfolk | IP21 4JP

# WELCOME



This five-bedroom property has much to offer. Set on a really good size plot, this link detached home has an excellent village location. With accommodation over three floors the house feels roomy. The sitting/dining room is triple aspect and of super proportions and a magnificent outlook. The gardens are charming and offer much for recreation and horticulture combined.







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Excellent Village Location  
Link Detached Home  
Accommodation Over Three Floors  
Light And Airy Sitting / Dining Room  
Fitted Kitchen  
Utility and Cloakroom  
Three First Floor Bedroom and a Bathroom  
Two Top Floor Bedrooms  
Double Garage  
Charming Gardens

#### Exploring Internally

The lounge is triple aspect and has two sets of doors to access the rear patio. Great for evening drinks soirees and using the patio to relax on sunny summer days. The working fire has a marble hearth and there is plenty of room for dining or relaxing in this spacious room. The kitchen is a considerable size and could accommodate a table and chairs for entertaining or use for daily dining. The vinyl floor is relatively new and there are numerous cupboards for storage. This is a room that lends itself to cooking and conversation. The utility area is a separate room and there is a good sized 'downstairs cloakroom with plumbing already installed to fit a shower.'

There are two bedrooms on the second floor. There is great eaves storage from the hallway and the bedroom. The rooms on this floor are of a decent size, one being particularly spacious. On the first floor there are three bedrooms, two currently used as office space. All these bedrooms rooms have internal cupboards for wardrobe or storage. They are all bright and spacious. The family bathroom has a bidet and toilet as well as a bath with shower over.

\*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











There is much potential for you to designate and use rooms in a way that suits you and your family's needs in this property.

This house offers great space, flexible accommodation and a setting which takes advantage of a countryside living.

#### Walking the Plot

The property is accessed over a bridge onto a gravelled driveway. The land between the beck and the road is also part of this plot. The front of the house has a lawned area and shrubs with pathway to the rear. There are two entrances to the property and a large double garage. Parking is not a problem here.

The rear of the plot has a gravelled area and herb garden as well as patio in front of the lounge garden doors. The garden is mostly laid to lawn with a gorgeous cherry tree as a centrepiece. It is very private and attracts a wide range of birds and wildlife. There is no mistaking that you are in the countryside when you are in this garden. There is a secret garden of decent proportions behind the rear hedging. Plenty of room for horticultural events and activities in this secret spot.

There are two sheds and some beautiful shrubs and trees. 'This is my green oasis and I enjoy watching the birdlife from the bay area of the lounge.'

Recreation, bird, and wildlife watching, and relaxation are all on offer in this countryside garden.

#### Locally

Brockdish is a quiet, quaint, and historic village situated on the Norfolk/Suffolk border in the heart of the beautiful Waveney Valley, between the market towns of Diss and Harleston. There is a thriving community in the village. The village pub holds music and entertainment events as well as offering great pizzas. There is a village hall and a church

The Waveney Heritage Centre in the village provides a wide range of talks and events. There are many footpaths that take in views of the beautiful Waveney Valley and the surrounding countryside. Primary, secondary and nursery schools are all to be found in nearby Harleston which also has a wide range of shops and sports facilities.







# STEP OUTSIDE

Diss is less than a 15-minute drive away from Brockdish and offers a wide variety of shops and amenities, including a mainline station with regular trains to Norwich and London Liverpool Street (Diss to London Liverpool Street, journey time approximately 90 minutes).

Countryside living with great amenities close by.  
Agents Notes

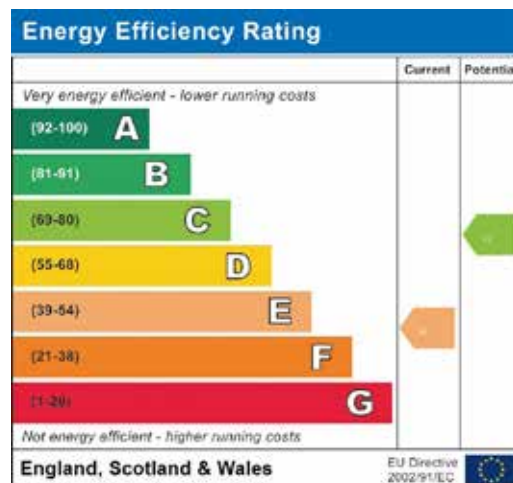
Tenure: Freehold

Local Authority: South Norfolk District Council – Band D.

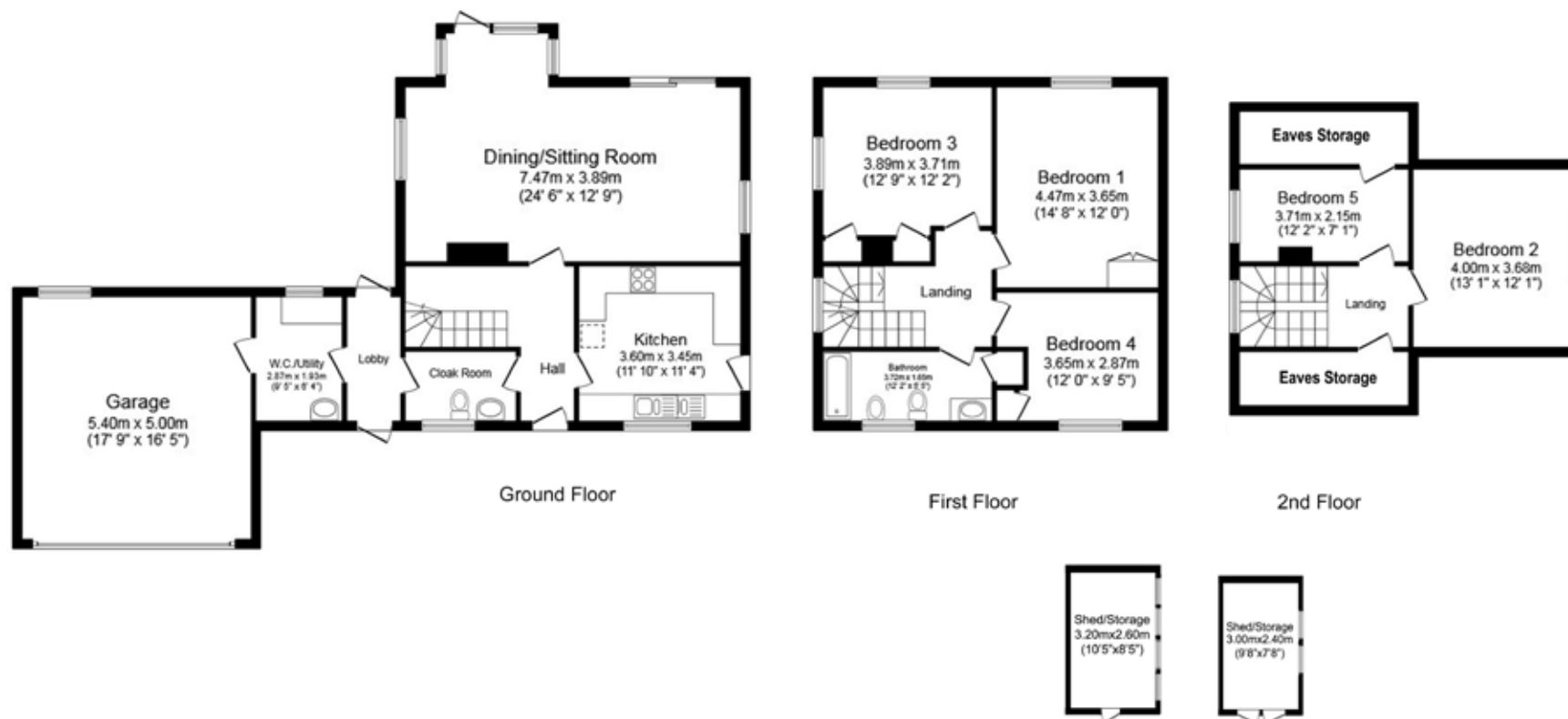
Services: Mains Electricity, Water & Drainage, OFCH.

Directions: Proceed from the market town of Diss in the direction of Harleston - easterly direction - take a right hand turn signposted Brockdish. Follow the road into the centre of the village taking a left-hand turn at the crossroads onto Grove Road. the property is located a little way along the road on the left-hand side.

What 3 Words Location = “courts,tequila,jaunts”.



Property - DIS4223  
Approx. Internal Floor Area - 2059.1 Sq ft / 191.3 Sqm



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