



INTRODUCING

4 Harebell Court

Garboldisham, Norfolk

SOWERBYS

Land & New Homes Specialists



4 Harebell Court

Garboldisham, Norfolk
IP22 2RS

Ready To Move In

Accommodation Arranged Over Three Floors

Versatile Five or Six Bedrooms

Principal Bedroom with En-Suite

Separate Sitting Room, Study, Utility and Cloakroom

Driveway Parking and Powered Double Garage

Enclosed Lawn and Landscaped Rear Garden

Less than 12 miles to Diss, Attleborough and Thetford

Air Source Heating

Accommodation Around 1,991 sq. ft.

Arranged over three storeys, this accommodating family home enters under a covered porch into a welcoming entrance hallway with doors to today's essential study or home office, a separate family sitting room, and the sociable kitchen with a utility and cloakroom and a dining area with bi-fold doors opening to the rear terrace.

To the first-floor, doors from a galleried landing lead to a family bathroom, a principal bedroom with en-suite and three further bedrooms.

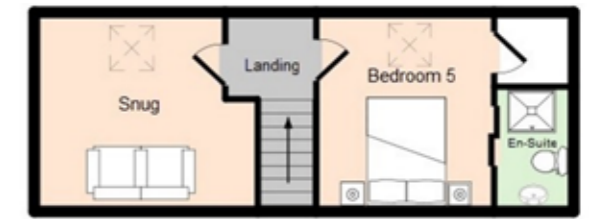
To the second-floor a further bedroom with en-suite and an adjacent snug provides a versatile solution for multi-generational living.

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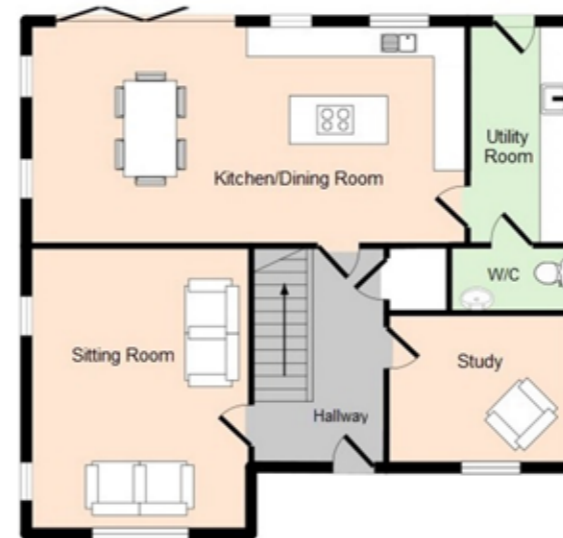
First Floor

Bedroom 1	3.8m x 3.7m
Bedroom 2	3.6m x 3.1m
Bedroom 3	3.9m x 3.1m
Bedroom 4	3.2m x 3.1m



Second Floor

Bedroom 5	3.3m x 3.0m
Snug	3.8m x 3.3m



Ground Floor

Kitchen/Dining Room	7.4m x 3.8m
Sitting Room	4.8m x 3.8m
Study	3.2m x 2.6m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS

Garboldisham

IN NORFOLK
IS THE PLACE TO CALL HOME



The popular and well-served village of Garboldisham is located approximately 3 miles from East

Harling and approximately 8 miles from Diss. Garboldisham boasts a village shop/post office, pub, primary school and active community centre. Less than 20 miles away is the ever popular High Lodge, Thetford Forest. This is a great day out for families of all ages with activities such as Go Ape, cycling and trail walks, or you could just head there for a picnic and play on the park.

The sought after and desirable village of East Harling benefits from having an excellent range of local amenities including a grocer, hardware store, butchers, chemist, doctors, two public houses, schooling and many social clubs including a large sports field.

A historic market town packed with period churches, timber-framed buildings and famously the six acre Diss Mere with central fountain and underground springs, Diss makes the perfect base for touring the inland towns, villages and countryside of both Suffolk and Norfolk. You're also just a stone's throw from the classical music centre Aldeburgh and the heritage coast. Within easy driving distance is Norwich to the north and Constable Country around Ipswich to the south.

Diss offers a wide array of amenities from boutique shops to supermarkets and blends character buildings with open spaces. There is a station with mainline links to London, making it a perfect town for those relocating from city life but still needing the ability to be close to good transport links.



SPECIFICATION

This home is finished to a standard high specification from build through to the finishing touches of fixtures and fittings. To include:

KITCHENS AND UTILITIES

- Integrated fridge freezer, dishwasher and washing machine and dryer
- Double oven with hobs and extractor fan

INTERIOR FEATURES AND DECORATION

- UPVC Double Glazed Off-White Windows (locking)
- Cotton White painted walls
- White emulsion to all ceilings
- All internal joinery painted in a white satin wood finish with the exception of the staircase which will be painted white satin wood with a varnished handrail
- TV and Phone points to Living Accommodation, Kitchen and Bedrooms
- Tiled flooring to Kitchen and Bathrooms
- Full height tiling to Bathroom
- Carpet for area not covered by tile or hardwood

BATHROOMS AND EN-SUITES

- White sanitary ware throughout

ELECTRICS, LIGHTING AND HEATING

- Pressurised hot water internal supply system
- High efficiency Air Source Heating
- Full burglar alarm installed

EXTERIOR FEATURES

- Clay pantile roof coverings
- External tap to rear garden
- Double Garage with powered front door
- Patio area provided to secure rear turfed and landscaped garden

GUARANTEES

- 10 year Structural Warranty



SERVICES CONNECTED

Services to be confirmed.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The properties will have a SAP assessment carried out as part of building regulations when completed.

TENURE

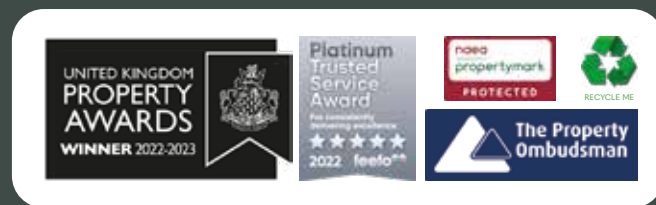
Freehold.

AGENT'S NOTE

Please note, there will be an annual service charge required for the upkeep and maintenance of common parts.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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