



**SOWERBYS**  
Land & New Homes Specialists



## Garboldisham

Garboldisham is a rural idyll resting on the crossroads of the nearby market towns of Diss, Attleborough and Thetford. With history dating back to the days of the Iceni Warrior Queen this now settled, community enriched village enjoys a picturesque countryside setting. Towards the heart of the village, an independent general Store with Post Office services provides a large selection of locally sourced produce, as well as your everyday grocery needs. Centrally, the dog and family-friendly 'The Fox' public house is owned and run by the local community, specialising in local real ales, a wide selection of gins and street foods. The community theme continues to run throughout Garboldisham at the Village Hall and inclusive Church of England Primary Academy, where children are educated to live well together.



Public House



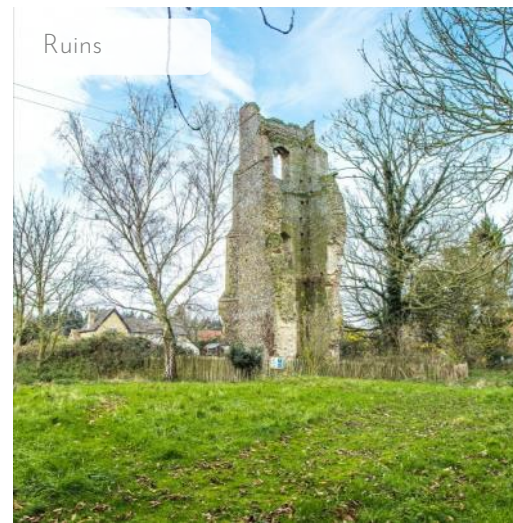
Village Hall



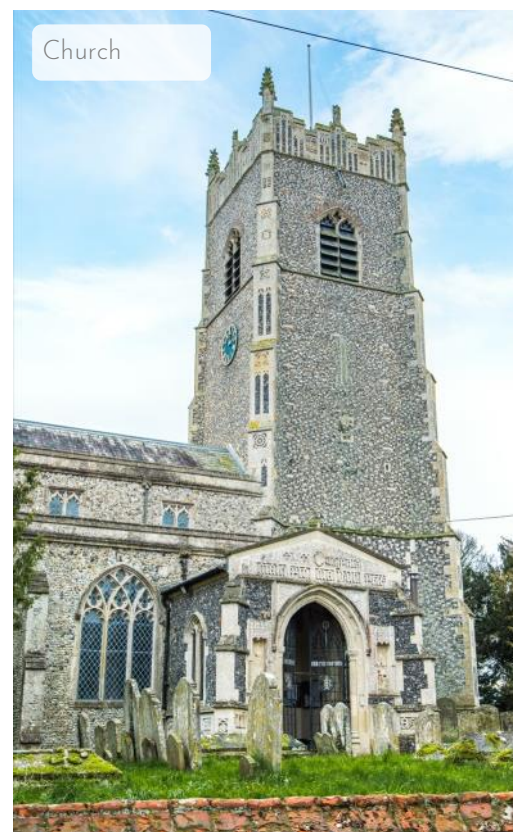
General Store & Post Office



Village Sign



Ruins



Church



## *A place to call home*

Close to the heart of the village, framed by mature trees to the east and south, with ranging field views, Grange Gardens is a bespoke collection of only four generously proportioned family homes. Grange Gardens are approached over a private shared driveway to each property, benefiting from ample off-road driveway parking and double garages with powered front doors. Framed by pathways and patios these family homes enjoy generous, enclosed rear lawned and landscaped gardens. With the accommodation arranged over a mix of two and three storeys, these modern family homes afford practical solutions to today's busy lifestyles.



## *EAM Developments*

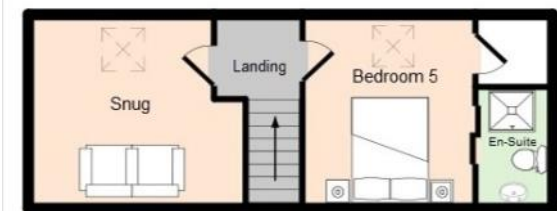
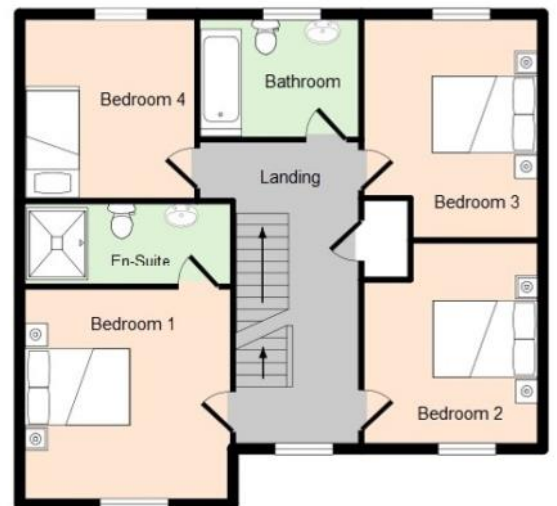
EAM Developments are an established local family business with an eye for quality over quantity, renovating and building new homes to the highest standard and with local trades that care.





## Plot 1

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 double 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.



## Plot 1 rear



### Ground floor

Kitchen/dining room 7.4m x 3.8m  
 Sitting room 4.8m x 3.8m  
 Study 3.2m x 2.6m  
 Utility room 3.8m x 1.8m

### 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

## Key features

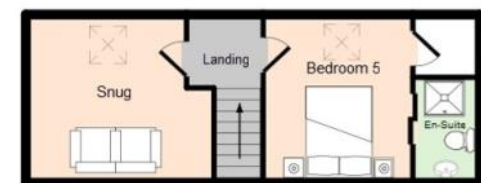
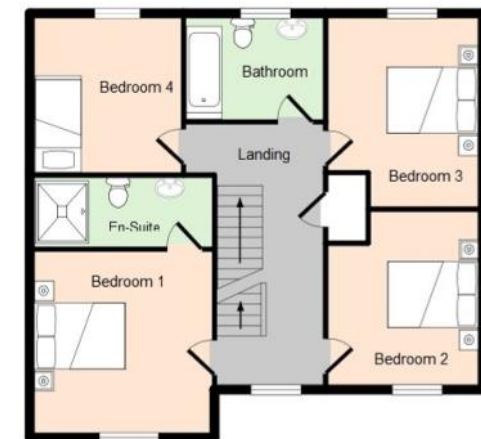
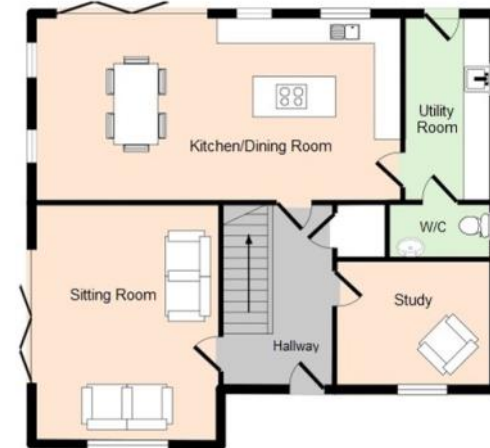
- ◆ Versatile three storey accommodation measuring around 1,991 Sq. Ft
- ◆ Five or six bedrooms; two with en-suite
- ◆ Principal bedroom with en-suite
- ◆ Separate sitting room, study, utility and cloakroom
- ◆ Sociable kitchen and dining area
- ◆ Enclosed lawn and landscaped rear garden
- ◆ Off-road parking and powered double garage
- ◆ Enclosed lawn and landscaped rear garden
- ◆ Off-road Parking and powered double garage



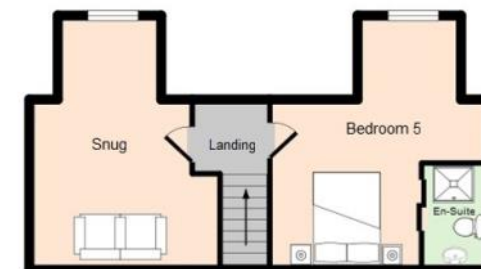
## Plots 2 & 3

Arranged over three storeys, these accommodating family homes enter under a covered porch into a welcoming entrance hallway with doors to today's essential study or home office and the sociable kitchen with a utility and cloakroom and a dining area with dual aspect bi-folding doors opening to the side and rear terrace. A further door from the kitchen enters a separate family sitting room with bi-folding doors to the side. To the first-floor, doors from a galleried landing lead to a family bathroom, a principal bedroom with ensuite and three further bedrooms. To the second-floor a further bedroom with ensuite and an adjacent snug provides a versatile solution for multi-generational living.

### Plot 2



### Plot 3



#### Plot 2 Ground floor

Kitchen/dining room 7.4m x 3.8m  
 Sitting room 4.8m x 3.8m  
 Study 3.2m x 2.6m  
 Utility room 3.8m x 1.8m

#### 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

#### Plot 3 Ground floor

Kitchen/dining room 7.4m x 3.8m  
 Sitting room 4.8m x 3.8m  
 Study 3.2m x 2.6m  
 Utility room 3.8m x 1.8m

#### 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 5.0m x 4.3m  
 Snug 5.0m x 3.8m

## Key features

- ◆ Versatile three storey accommodation measuring around 1,991 Sq. Ft
- ◆ Five or six bedrooms; two with en-suite
- ◆ Principal bedroom with en-suite
- ◆ Separate sitting room, study, utility and cloakroom
- ◆ Sociable kitchen and dining area
- ◆ Generous enclosed lawn and landscaped side and rear gardens
- ◆ Off-road parking and powered double garage



*Street view*



*Plot 3 front*



*Plot 3 rear*



## *Development features*

- ◆ Generous family homes
- ◆ Versatile two and three storey accommodation
- ◆ Four, five or six bedrooms
- ◆ Principal bedrooms with en-suite
- ◆ Sociable dining and kitchen areas
- ◆ Separate sitting room, study, utility and cloakroom
- ◆ Off-road parking and powered double garages
- ◆ Enclosed lawn and landscaped rear garden
- ◆ Less than 12 miles to Diss, Attleborough and Thetford
- ◆ Air source heating
- ◆ 10 year warranty



## Plot 4

Arranged over two storeys this individual family home enters under a covered porch into a welcoming entrance hallway with separate doors to today's essential study or home office, a cloakroom, a family sitting room with double doors to the rear terrace and the sociable kitchen with a utility and a dining area with bi-folding doors to the rear. To the first-floor, doors from a galleried landing lead to a family bathroom, a principal bedroom with ensuite and three further bedrooms.

## Plot 4



### Ground floor

Kitchen/dining room 6.0m x 4.8m  
Sitting room 5.2m x 4.2m  
Study 4.2m x 3.0m  
Utility room 3.6m x 2.2m

### First floor

Bedroom 1 4.9m x 3.3m  
Bedroom 2 4.3m x 4.3m  
Bedroom 3 3.8m x 3.5m  
Bedroom 4 3.8m x 3.5m

## Key features

- ◆ Two storey accommodation measuring around 1,442 Sq. Ft.
- ◆ Four bedrooms
- ◆ Principal bedroom with en-suite
- ◆ Separate sitting room, study, utility and cloakroom
- ◆ Sociable kitchen and dining area
- ◆ Generous enclosed lawn and landscaped rear gardens
- ◆ Off-road parking and powered double garage

## Plot 4 front



## Plot 4 rear



## *Specification*

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

### *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
- ◆ One colour carpet for area not covered by tile or hardwood at choice of purchase

### *Kitchens and Utilities*

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

### *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





Grange Gardens, Garboldisham, Norfolk, IP22 2QN

For more information or to arrange a viewing please contact:

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