

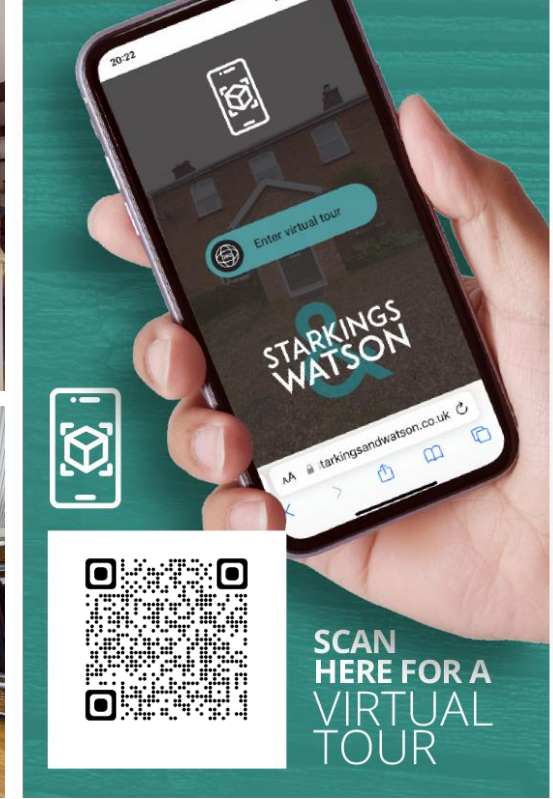
GROVE ROAD

Brockdish, Diss IP21 4JP

Freehold | Energy Efficiency Rating : C

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- Attached Period Cottage
- Presented in Immaculate Order
- Magnificent 43' Garden/Family Room
- Two Further Characterful Receptions
- Newly Installed Bespoke Kitchen
- Three Bedrooms & Family Bathroom
- Private Cottage Gardens & Cart Lodge
- Solar Panels

IN SUMMARY

This BEAUTIFULLY PRESENTED attached character cottage is a perfect blend of period features and modern convenience. The internal footprint measures approximately 1900 Sq. ft (stms) with THREE RECEPTION ROOMS, a recently RE-FITTED KITCHEN, THREE AMPLE BEDROOMS, a family shower room and W.C. The jewel in the crown is the magnificent 43' GARDEN ROOM spanning the whole width of the property to the rear, the ideal space for large family gatherings. The two reception rooms to the front have a more traditional cottage feel and the main sitting room benefits from a FIREPLACE with WOOD BURNER. Externally, the wrap around COTTAGE STYLE GARDENS offer low maintenance spaces to be enjoyed as well as PLENTY OF DRIVEWAY PARKING, a DOUBLE CART LODGE for parking and private paved terrace. The property can be found centrally within the SOUGHT AFTER VILLAGE OF BROCKDISH close to DISS and HARLESTON.

SETTING THE SCENE

The property is approached via the double electric

gates onto a large shingled driveway, leading around the side of the property to the double cart lodge to the rear. The main entrance door can be found to the front of the cottage with another access door found to the side leading into the kitchen.

THE GRAND TOUR

Entering the property via the main entrance door, into a small entrance hallway, giving access to the first floor landing. To the left of the hallway you will find the office/snug with exposed timber beams and wood effect flooring. This leads into the stunning garden room to the rear measuring approximately 43' (stms) spanning the whole width of the rear of the house, currently used as a dining room and family room. This room overlooks the rear and side garden with doors opening onto the side garden and also gives access to the sitting room and kitchen. The sitting room overlooks the front and benefits from a wood-burner within a brick built fireplace and gives access to the kitchen. The kitchen has been recently re-fitted and offers a beautifully fitted kitchen with solid work-surfaces, as well as integrated dishwasher, space for a range cooker, fridge/freezer and a washing machine. The kitchen gives access to the rear lobby a perfect space for coats and shoes as a downstairs cloakroom beyond. On the first floor there is a landing providing access to all the bedrooms and shower room. The main bedroom can be found to the left hand side with dual aspect overlooking the front and rear with built-in storage cupboards. The second bedroom can be found centrally overlooking the front with built-in storage and access to a 'Jack and Jill' wardrobe. The



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final bedroom also has access to the wardrobe and overlooks the front. The family shower room is found at the end of the landing with a double walk in shower. The property benefits from mains drainage, gas fired central heating and uPVC double glazing.

THE GREAT OUTDOORS

The gardens can be found wrapping around the front, side and rear of the property, offering a number of private spaces to enjoy. To the front there is a lovely lawned area with various planting and shrubs, as well as access to the dyke beyond. The side garden is mostly shingled driveway parking providing access to the double timber built car port with small workshop attached to the side. The car port has power and light and houses the solar panels above. To the rear is a lovely paved terrace and walled garden with various planted beds and mature planting. The garden is enclosed with timber fencing and is a relatively low maintenance cottage garden, ideal for enjoying in the summer months.

OUT & ABOUT

The property is situated in the sought-after village of Brockdish, about 2 miles from Harleston surrounded by stunning countryside and also within a short walking distance of 'The Old Kings Head' pub, well known for it's pizzas and gin! Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).

FIND US

Postcode : IP21 4JP

What3Words : ///camper.trading.champions

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area (1)
 1917.39 sq ft
 178.13 m²

HYBRID ESTATE AGENTS
STARKINGS WATSON

Floor 1

Bedroom 4.08 x 3.84 m
 13'4" x 12'7"

Bedroom 4.53 x 3.04 m
 14'10" x 9'11"

Bedroom 2.58 x 3.06 m
 8'5" x 10'0"

Landing 3.12' x 2.10"
 9.50 x 0.88 m

Shower Room 6.1' x 13.0"
 1.88 x 3.97 m

Ground Floor

Office/Snug 4.14 x 3.80 m
 13'6" x 12'5"

Sitting Room 4.92 x 3.96 m
 16'1" x 12'11"

Kitchen 4.24 x 4.01 m
 13'11" x 13'11"

Garden Room 43'3" x 13'7"
 13.20 x 4.16 m

WC 3.5' x 6.7"
 1.05 x 2.02 m

STARKINGS WATSON
 HYBRID ESTATE AGENTS