

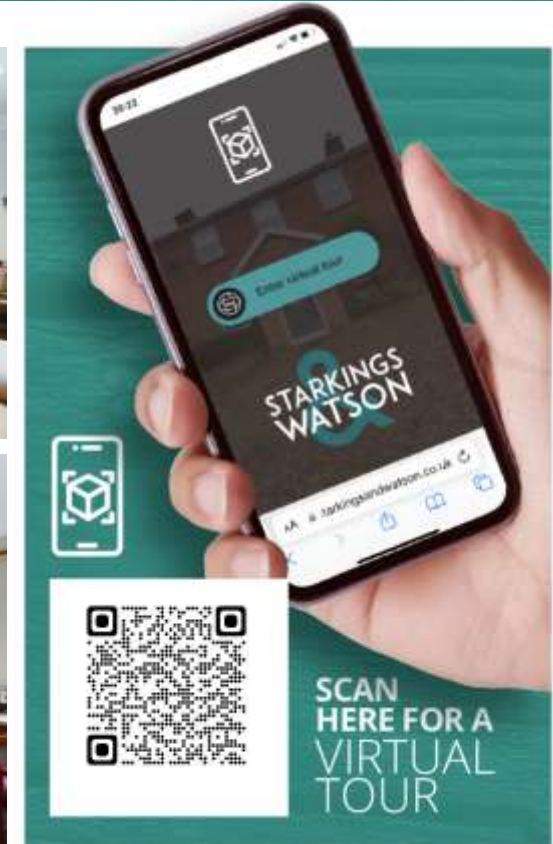
GROVE ROAD

Brockdish, Diss IP21 4JP

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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- No Chain!
- Detached Family Home
- Self-contained One Bedroom Annexe
- Three Receptions in the Main House
- Four Ample Bedrooms Over Two Floors
- Tiered & Private Rear Garden
- Ample Off-Road Parking
- Presented in Good Order

IN SUMMARY

NO CHAIN. This HANDSOME DETACHED FAMILY home set within the SOUGHT-AFTER VILLAGE of BROCKDISH offers EXTREMELY FLEXIBLE ACCOMMODATION that would suit a wide range of buyers - with a SELF CONTAINED ONE BEDROOM ANNEXE adjoining the property. The house itself offers accommodation in excess of 1600 Sq. ft (stms) with the annexe offering another 300 Sq. ft bringing the total accommodation to almost 2000 Sq. ft (stms). The house offers THREE GENEROUS RECEPTION ROOMS, kitchen, ground floor bedroom/study and cloakroom, THREE BEDROOMS and TWO BATHROOMS on the first floor with a further LOFT ROOM/BEDROOM on the second floor. The annexe has an OPEN PLAN reception/kitchen, double bedroom and bathroom. Externally you will find STUNNING, MATURE TIERED gardens to the rear as well as DRIVEWAY PARKING to the front.

SETTING THE SCENE

The property is approached via a shared, gated and walled entrance onto the driveway with the left-hand section being owned by the property and the right owned by the neighbour. You will find off road parking in front of the house on a hard standing space, as well as

access to the rear garden from the side pathway - leading to the self-contained annexe and footpath to the main entrance door to the house.

THE GRAND TOUR

Starting with the adjoining and self-contained annexe to the front of the property you will find an open plan kitchen/reception room with fitted kitchen offering space for various white goods and built-in electric oven as well as breakfast bar. The sitting area has sliding doors which open onto the rear patio. This in turn leads through into the double bedroom with plenty of space for furnishings as well as the en-suite bathroom. This completes the annexe. The main house itself is also accessed from the front offering a welcoming entrance hallway with cloakroom and stairs to the first floor. You will find a useful ground floor bedroom or study room adjoining. The kitchen/breakfast room can be found on the left with stable door to the rear passage, plenty of work surface space and storage cupboards, space for various white goods and integrated electric oven. The kitchen leads through into the separate dining room overlooking the garden with double doors leading into the garden room. The dining room also has access from the hallway. The garden room is a pleasant space overlooking and opening onto the rear garden but also linking round to the formal sitting room. The sitting room offers a feature fireplace and enjoys a dual aspect to the front and side. This completes the ground floor accommodation. Heading up to the light and bright first floor landing you will find two double bedrooms to the left of the landing - both with built-in wardrobes as well as the family bathroom. The largest bedroom to the right has been utilised slightly differently by the current owners with a staircase being added to the loft room above. This



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bedroom is currently used as a large dressing room and also offers an en-suite bathroom. The loft room on the second floor offers a lovely big space in the eaves with velux windows to the front and rear.

THE GREAT OUTDOORS

The stunning rear garden is a real secret oasis set over multiple levels and set into the bank. The mature garden offers plenty of space and scope for gardeners to enjoy. Leading from the garden room you will find a paved terrace with a summer house, shed and access to the front driveway. There is also access around the other side of the property leading to the annexe providing a secure pathway round the side of the dwelling. Steps lead up to a middle paved section with further timber sheds and the ideal spot for a dining table. There is then a gate and steps leading further into the private and mature space with a multitude of mature shrubs and plants. From the top section there is a lovely vista of the rear of the property and village beyond, a wonderful space to sit and be enjoyed throughout the year.

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 its 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 : ///balconies.enchanted.boil

VIRTUAL TOUR

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

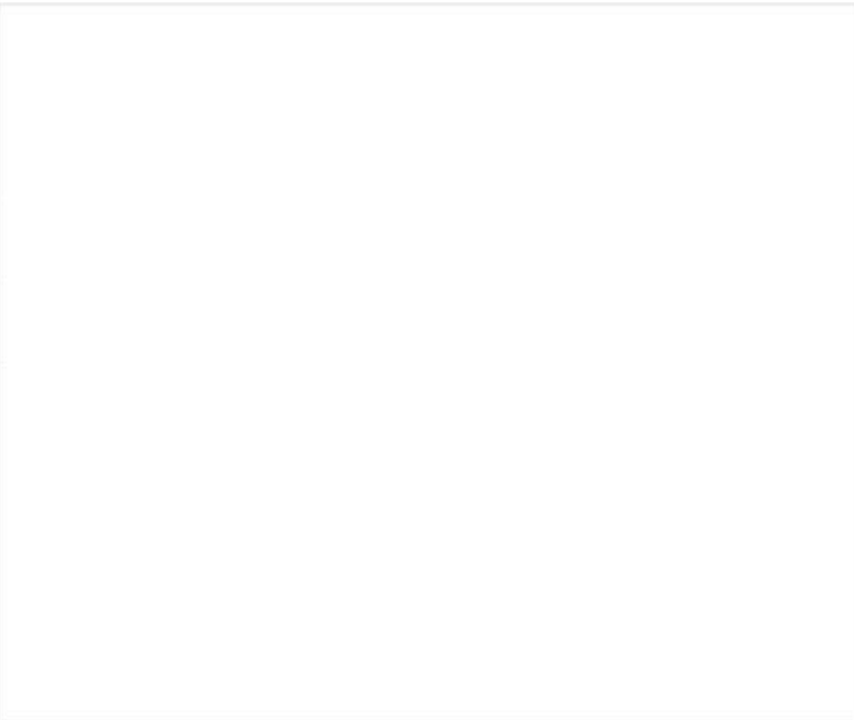
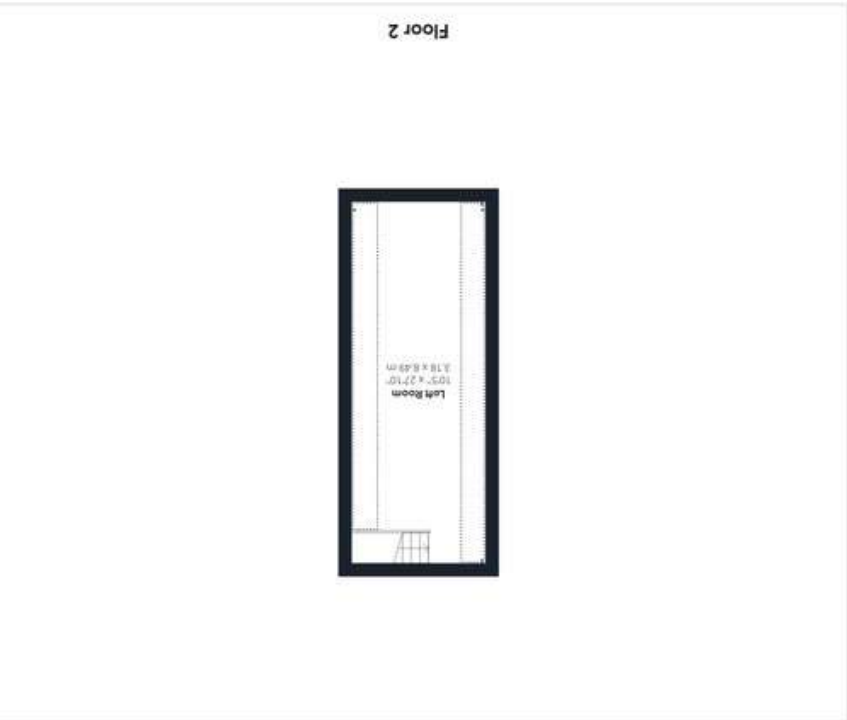
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Price:



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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) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1967.76 ft²
 182.81 m²

Reduced headroom
 111.59 ft²
 10.37 m²

