



THE STORY OF
Springfield
Garboldisham, Norfolk

SOWERBYS



Tranquil Setting

Generous In-Out Driveway Offering
Space Enough for Several Cars

Almost 1,700 Sq. Ft. of Adaptable Interior Space

Annexe Conversion Potential (STPP)

Three Double Bedrooms, the Principal with an En-Suite

Utility Room

Expansive Kitchen/Dining Room

Large Sitting Room with Garden Views

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S Springfield

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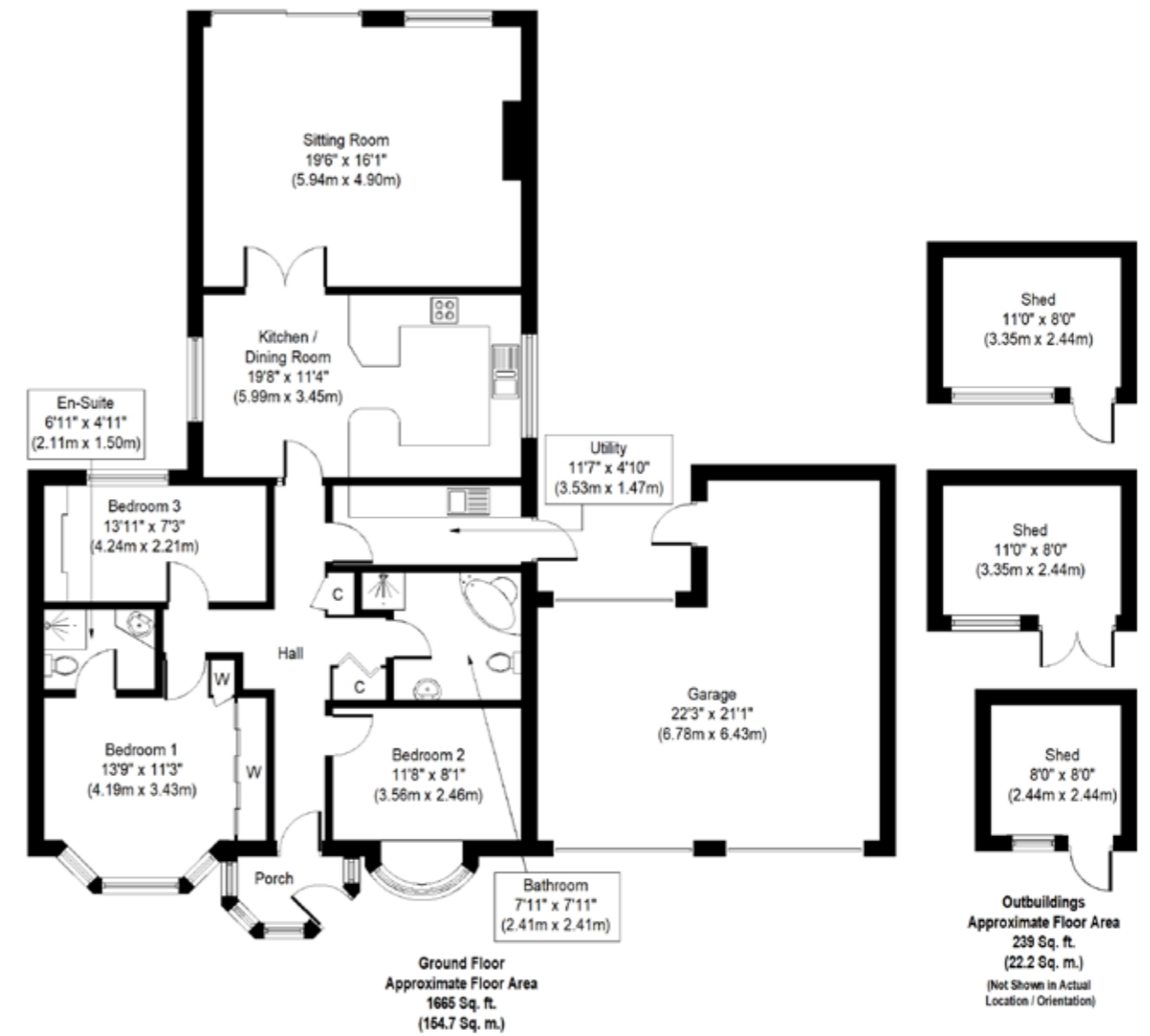
A unique and enticing opportunity, Springfield is nestled in the heart of the serene Norfolk village of Garboldisham. This remarkable detached bungalow, tucked away from the road and graced by its in-and-out driveway, beckons those with a vision to create their dream home in a tranquil setting. Boasting a substantial living space which spans almost 1,700 sq. ft., including the large garage which holds promise for a potential annexe conversion (subject to planning permission), Springfield is a canvas awaiting your personal touch.

Upon entering through the welcoming porch, you'll discover two generously proportioned double bedrooms, each adorned with captivating bay windows that invite natural light to flood in. The westerly bedroom enjoys the added luxury of an en-suite, enhancing your everyday comfort. Additionally, there's a third double bedroom, a family bathroom, and a convenient utility room.

Venture further into the heart of the home, and you'll encounter the expansive kitchen/dining room, an ideal space for culinary creativity and memorable gatherings. The generous proportions of this room encourage culinary experiments and lively conversations.

The pièce de résistance awaits in the form of a grand sitting room, where large patio doors not only give wonderful views but beckon you to step into the extensive rear gardens. With ample space for relaxation and entertaining, this room serves as the perfect backdrop for moments of tranquillity and celebration alike. Rear access to the garaging ensures convenience for all your storage needs.

The other jewel in the crown is the large garden to the rear and, just like the house, it is a blank canvas for those who want to create a space to entertain family and friends or those who want a quiet oasis of their own.



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.



Note from Sowerbys



“The garden is a blank canvas, whether you want to entertain, or to enjoy your own quiet oasis.”

SOWERBYS



SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0020-2749-5151-2692-1935

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

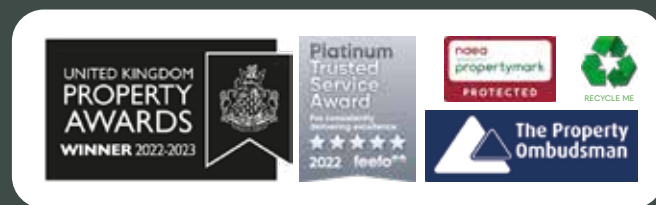
What3words: ///demotion.grazes.declares

AGENT'S NOTE

We have been informed that the original part of the property is of non-standard construction.

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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