



2 OLD FORGE COURT

BROCKDISH, NORFOLK IP21 4JE



An immaculate and attractive semi-detached house on an exclusive development in the heart of the popular village of Brockdish

The property is a charming semi-detached house that has been upgraded by the current vendors and offers superbly presented accommodation throughout. The vendors have also painted the exteriors in a feature blue giving the property instant character.

The front door is on the side and opens into the reception hall. The kitchen/dining room is to the front. The vendors have replaced some of the wall cupboards with shelves to create a contemporary, industrial loft style. To the rear is an excellent sitting room with two large fully glazed doors to the garden.

On the first floor the principal bedroom has an ensuite shower room. There are two further bedrooms and a main shower room.

Externally there is a driveway to the side providing off-road parking leading to a single garage. The garden is a delightful feature of the property having been cleverly landscaped and has an abundance of character with a wide array of established planting.

#### LOCATION

Brockdish is set north of the river Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Brockdish is approx. 4 miles to Harleston, a thriving market town with many historical buildings and an excellent range of independently owned shops along with a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs.

#### SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band C

#### VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 852217.



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1



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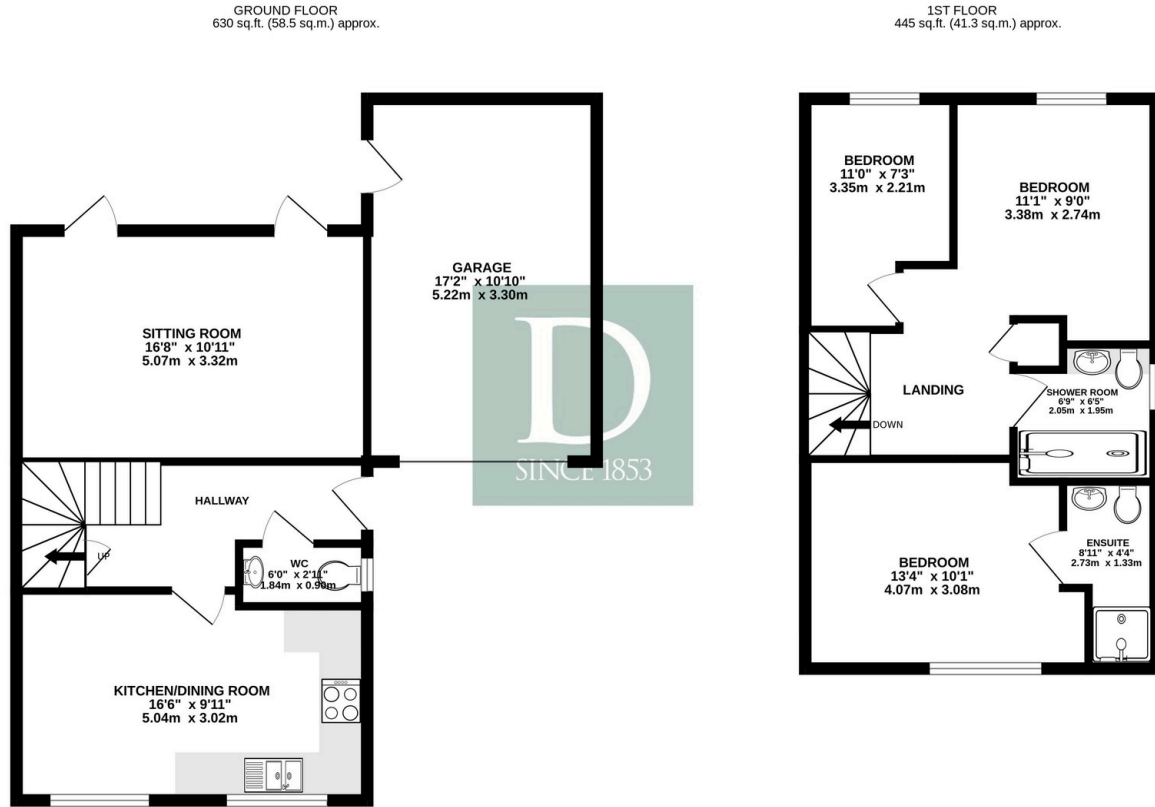
6 miles



EPC

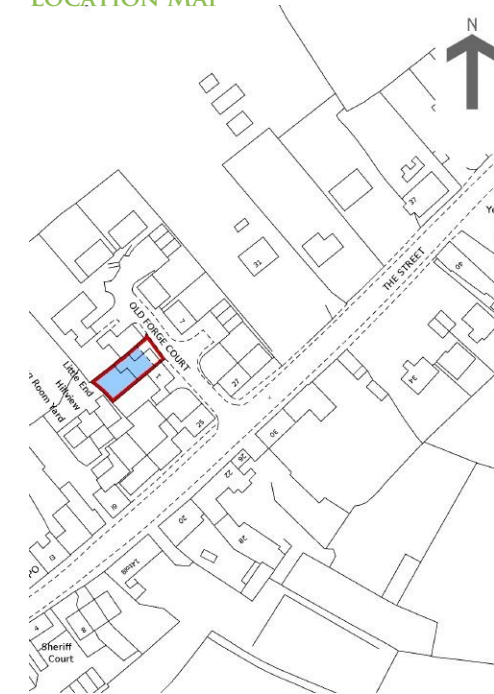


## FLOOR PLAN



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



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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### CONTACT US

Durrants, 32-34 Thoroughfare,  
Harleston, Norfolk, IP20 9AU

Tel : **01379852217**  
Email : [harleston@durrants.com](mailto:harleston@durrants.com)