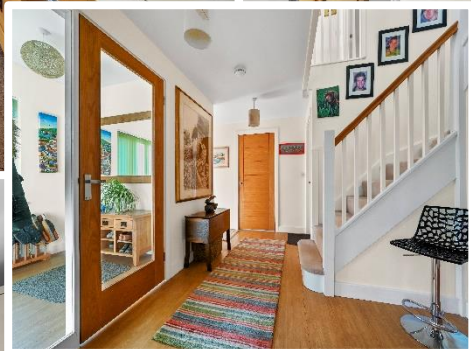




Yorke House
Smallworth, Suffolk

**DAVID
Burr**



Yorke House, Smallworth, Garboldisham, IP22 2SS

The property is located in the wonderful rural hamlet of Smallworth close to the village of Garboldisham. Garboldisham itself is a popular and thriving village on the Norfolk/Suffolk border. Local amenities include an active village hall with regular events and classes, well run village shop/post office, primary school, church and a superb community run pub The Fox Inn hosting regular events and beers from local breweries. Knettishall Heath is nearby with acres of woodland, heathland and riverside meadows. The market town of Diss is 8 miles with an excellent range of schooling, shopping, recreational and cultural facilities together with a mainline rail link to London Liverpool Street. Bury St Edmunds is located 16 miles to the south, Thetford 10 miles to the west and Norwich 27 miles.

Nestled in the heart of Smallworth, Yorke House stands as a testament to village living at its finest. With expansive views of the surrounding fields and boasting a substantial plot size of approximately 0.23 acres, this delightful detached family home offers an idyllic retreat away from the hustle and bustle of city life.

Step inside and discover over 1,780 sq ft. of beautifully presented accommodation, thoughtfully designed to cater to modern family life. From eco-friendly features such as underfloor heating, solar panels, and a rainwater harvesting system, to its warm and inviting atmosphere. With its charming character, stunning surroundings, Yorke House offers the perfect blend of comfort and countryside charm. Don't miss out on the opportunity to make this wonderful property your own.

A wonderful detached family home with countryside views and generous grounds of approximately 0.23 acres.

Entrance door opening through to;

ENTRANCE LOBBY: With glazed door to the hallway providing access to the ground floor accommodation, stairs to the first floor and built in storage cupboards.

SITTING ROOM: 17'8 x 12'5 (5.4m x 3.8m) A bright airy reception room with a window to the front and patio doors to the rear aspects and an inset wood burning stove. There is also a door leading to the dining room.

DINING ROOM: 13'5 x 10' (4.1m x 3m). A great entertaining space offering views over the rear garden and access to both the sitting room and kitchen.

KITCHEN: 11'8 x 10'8 (3.6m x 3.2m). Fitted with a comprehensive range of modern units with integrated appliances and a free-standing Belling range oven. Door to rear garden.

UTILITY ROOM: 7'6 x 7' (2.3m x 2.1m). Housing the boiler that powers the ground floor underfloor heating. Fitted base unit with space and plumbing for washing machine. External door.

STUDY/GROUND FLOOR BEDROOM: 12'5 x 7'9 (3.8m x 2.4m). With views of the front garden and fields beyond, conveniently located next to the ground floor wet room making it ideal if required as a ground floor bedroom.

WET ROOM: 7' x 4'9 (2.1m x 1.4m). With shower, W.C. and wash basin.

First floor

Galleried landing with storage cupboard.

BEDROOM 1: 15'2 x 12'5 (4.6m x 3.8m) With built in wardrobes.

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EN SUITE SHOWER ROOM: 8' x 3'9 (2.4m x 1.1m). With shower, W.C. and wash basin.

BEDROOM 2: 13'1 x 12'5 (3.9m x 3.8m). With fitted wardrobes.

EN SUITE SHOWER ROOM: 10' x 4'3 (3m x 1.3m). With shower, W.C. and wash basin.

BEDROOM 3: 13'5 x 10' (4.1m x 3m). Built in wardrobe.

BEDROOM 4: 10'8 x 9'5 (3.2m x 2.9m). Built in wardrobe.

BATHROOM: 8' x 7' (2.4m x 2.1m). With bath, W.C. and wash basin.

Outside

The property is surrounded by a picturesque garden, complete with a lush lawn, flowerbed borders, and a welcoming pathway leading to the entrance. Parking is a breeze with the off-road parking area and a convenient **CARPORT** 17'4 x 8'8 (5.9m x 2.6m) and two sheds – both 8'5 x 5'3 (2.5m x 1.6m), ideal for storing your vehicle or outdoor essentials.

Venture into the rear garden, where you'll discover a true oasis of tranquillity. Relax on the patio, surrounded by vibrant greenery, or gather around the firepit in the stunning hexagonal **CABIN** - perfect for hosting memorable gatherings with friends and family.

With its charming character, stunning surroundings, Yorke House offers the perfect blend of comfort and countryside charm. Don't miss out on the opportunity to make this wonderful property your own.

SERVICES: Main water and electricity are connected. Private drainage. Electric heating via air source heat pump. Water softener. **NOTE:** None of these services have been tested by the agent.

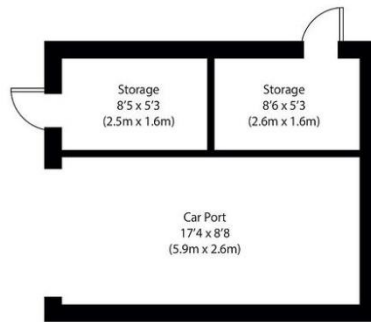
LOCAL AUTHORITY: Breckland District Council – Band E
EPC RATING: B

VIEWING: Strictly by prior appointment only through DAVID BURR
Woolpit office 01359 245245

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

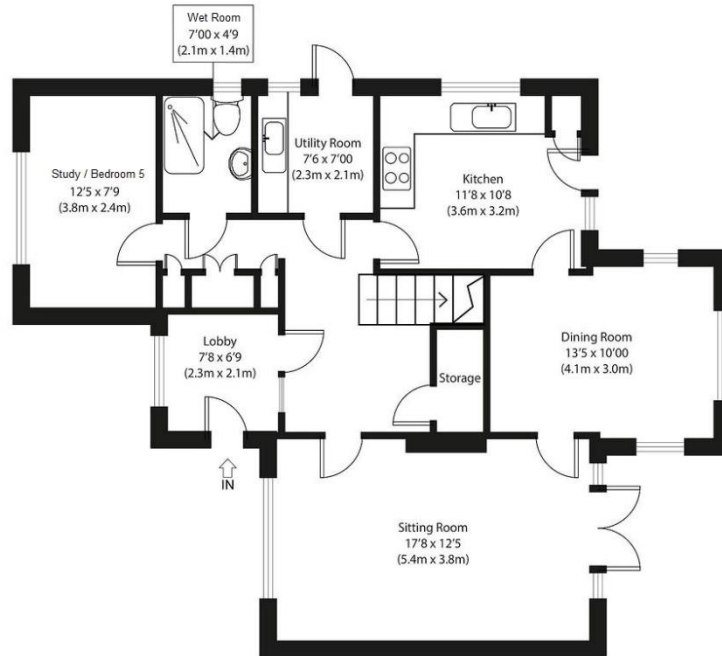


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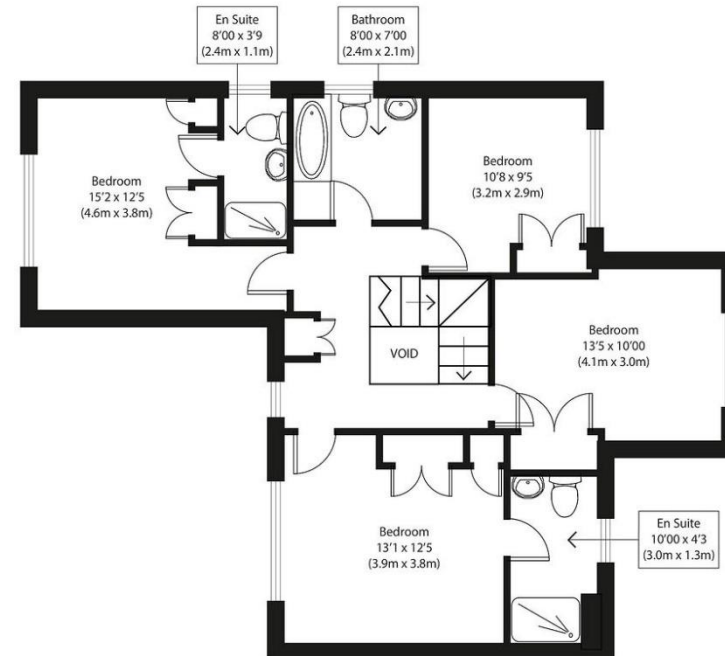


Approximate Gross Internal Area
 Main House 1780 sq ft (165 sq m)
 Outbuilding 240 sq ft (22 sq m)
 Total 2020 sq ft (188 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright: www.eights.co.uk



Ground Floor



First Floor

