



13 CAUSEWAY CLOSE

BROCKDISH, DISS, IP21 4LB



An attractive and well-arranged family home in a sought-after village with open field views to the rear

The property is an attractive and imposing detached family house set in a popular residential cul-de-sac within the sought-after village of Brockdish. The house is in an elevated position with open field views to the rear.

The front door opens to a spacious entrance hall with doors to all principal rooms. There is a double aspect sitting room with patio doors to the garden and overlooking the fields. There is a dining room to the front and separate study. The kitchen/breakfast room is to the rear enjoying the field views and is comprehensively fitted with a range of wall and base units. Off the kitchen is a useful utility room. There is also a cloakroom on the ground floor.

On the first floor is an impressive galleried landing. The principal bedroom is to the rear with the open views. There are two fitted wardrobes and an ensuite shower room. There are three further bedrooms and a family bathroom.

Attached to the house is a double garage with driveway to the front. There is a small area of front garden with lawn and established trees and

hedging. The rear garden is laid largely to lawn with some established shrubs.

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. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops, a supermarket, doctors, dentists and veterinary surgery, schools, cafes and pubs.

SERVICES

Gas fired 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 E

AGENTS NOTE

There is a gate in the rear fence into the field currently. however, this is an informal arrangement and there is no official right of way.



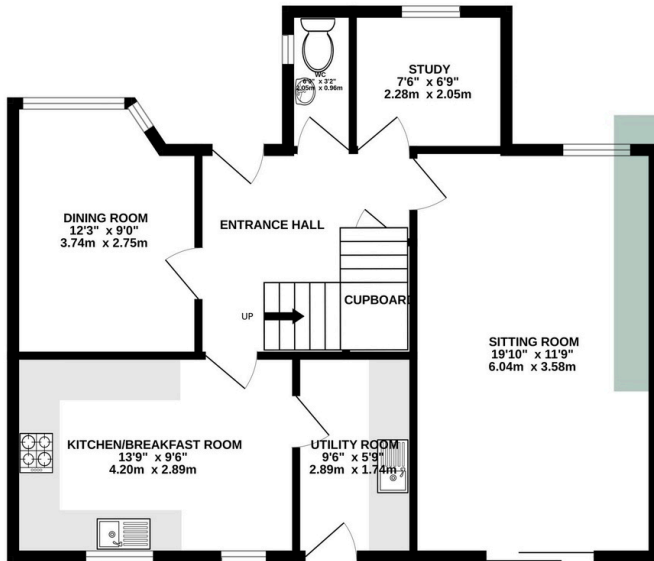




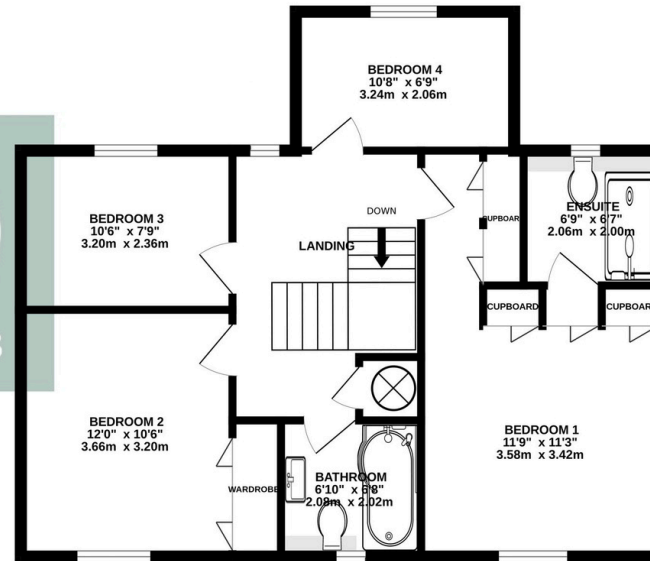


FLOOR PLAN

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



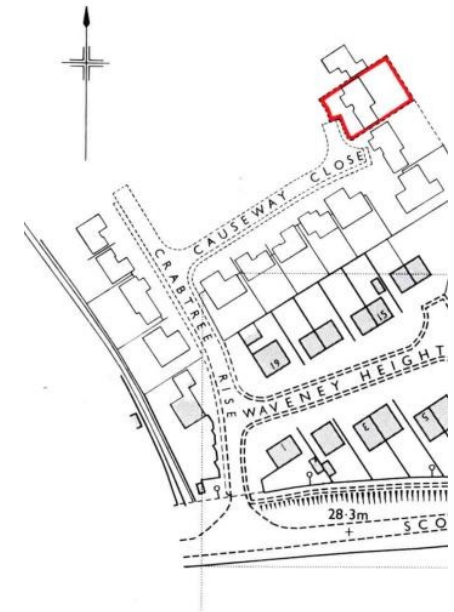
1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 sq.m.) approx.

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

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