



Cosmos
Garboldisham, Norfolk

**DAVID
BURR**

Cosmos, The Street, Garboldisham, Norfolk, IP22 2QN

Nestled in the vibrant village of Garboldisham, located on the Norfolk/Suffolk border, this new semi-detached family home forms part of an exclusive development of just seven properties, all backing onto beautiful woodland. Garboldisham offers a welcoming community atmosphere, featuring local amenities such as a village shop and post office, an active village hall hosting regular events and classes, a primary school, a church and the well-loved community pub, The Fox Inn, known for its lively events and selection of local beers. Nature lovers will appreciate nearby Knettishall Heath, with its extensive woodland, heathland and riverside meadows.

The market town of Diss is only 8 miles away, providing excellent schooling, shopping, recreational, and cultural facilities, along with a mainline rail link to London Liverpool Street. Bury St Edmunds, with its historic charm and vibrant town centre is 16 miles to the south, Thetford is 10 miles to the west and Norwich is 27 miles to the north.

Property Overview:

This exquisite semi-detached family house is part of a unique development, set for completion in 2024 and designed to the highest standards with a focus on quality, style and sustainability. With eco-friendly features including solar panels, an air source heat pump and a super-efficient design, this home is tailored for modern, environmentally conscious living. Additionally, it comes equipped with an electric car charger, making it ideal for those looking to embrace a greener lifestyle. The property also benefits from private parking and a generous rear garden offering ample space for family life in a picturesque village setting.

New Eco-Friendly semi-detached family home in a charming village setting.

Upon entering the property, you are welcomed by a spacious entrance hall that provides an ideal study area and leads to all principal ground floor rooms.

SITTING ROOM: A bright and expansive living space with bi-fold doors that open onto the rear garden, offering stunning views of the garden and woodland beyond. This room is perfect for entertaining or unwinding, creating a seamless blend between indoor and outdoor living.

KITCHEN/DINING ROOM: This stylish kitchen is fitted with an extensive range of high-quality matching wall and base units under sleek work surfaces, complemented by integrated appliances including a hob, oven and dishwasher. There is also space for an American-style fridge

freezer. The front-facing aspect ensures a light and airy ambience, making it a delightful space for family meals and social gatherings.

UTILITY ROOM: Conveniently located with access to the rear garden, the utility room is fitted with matching wall and base units, a sink unit with a mixer tap and drainer and space for additional appliances, providing practical and accessible storage.

CLOAKROOM: A well-appointed cloakroom fitted with a WC and wash hand basin, perfect for guests and everyday use.

First Floor

An inviting landing area provides access to all three bedrooms and a large built-in airing cupboard for additional storage.

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BEDROOM 1: A generous master bedroom with a rear aspect, offering beautiful views over the garden and surrounding woodland. This bedroom includes an **EN SUITE** fitted with a shower, part-tiled surround, WC, and wash hand basin.

BEDROOM 2: A spacious second bedroom with a rear aspect, also benefiting from views over the garden and woodland.

BEDROOM 3: A well-proportioned third bedroom with a front aspect, ideal as a child's room, guest bedroom or study.

FAMILY BATHROOM: A luxurious family bathroom featuring a P-shaped panelled bath with a shower over, part-tiled surround, a WC, and a wash hand basin, providing a stylish and practical space for the whole family.

Eco-Friendly Features:

This property has been constructed with several eco-friendly aspects to ensure maximum efficiency and sustainability. It includes solar panels that reduce the home's carbon footprint, an air source heat pump for efficient heating, and comprehensive insulation for energy efficiency. Additionally, the property features an electric car charger, making it perfect for those embracing an eco-conscious lifestyle.

Outside

The property is approached via a shared driveway leading to private parking. The front garden is expected to be predominantly laid to lawn, with side access to the rear garden. The rear garden includes a terrace area, ideal for al fresco dining, bordered by a lawn area and framed by beautiful woodland, providing a serene and private outdoor space.

Additional Information:

- The property is currently under development and details may be subject to change.
- Heating is provided via underfloor heating on the ground floor and radiators on the first floor, powered by an air-source heat pump. The property features private drainage and a rainwater harvester, further enhancing its green credentials.
- This development includes other semi-detached properties, which may be available at a later date with varying specifications.

SERVICES: Mains water and electricity are connected. Private drainage. Underfloor heating and radiators via air source heat pump. Please note: None of these services have been tested by the agent.

LOCAL AUTHORITY: Breckland District Council

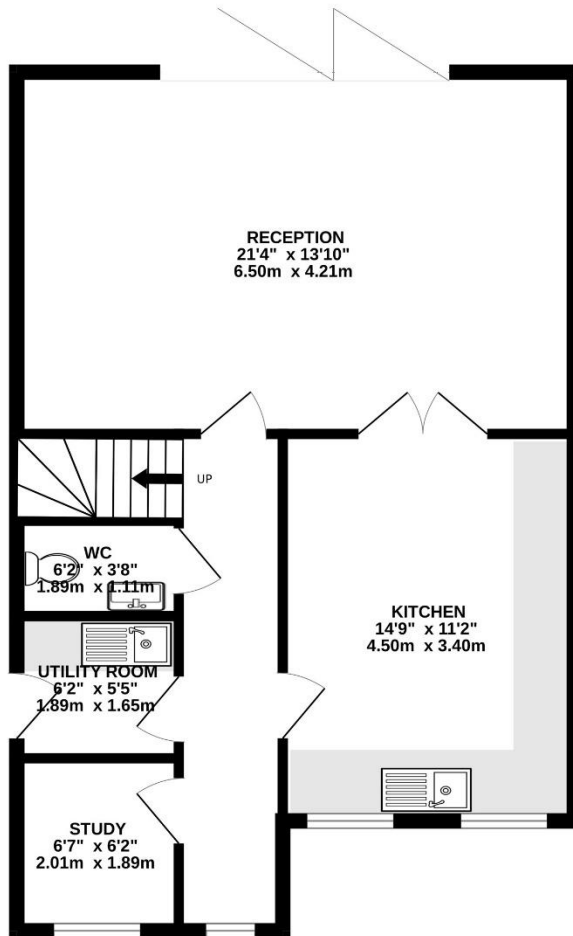
BROADBAND AND MOBILE CONNECTIVITY: For more details, please check our website or Ofcom.org.uk.

VIEWING: Viewings are strictly by prior appointment only through DAVID BURR Woolpit office. Call 01359 245245 to arrange your visit and discover this exceptional new home that combines luxury, sustainability, and a welcoming village setting.

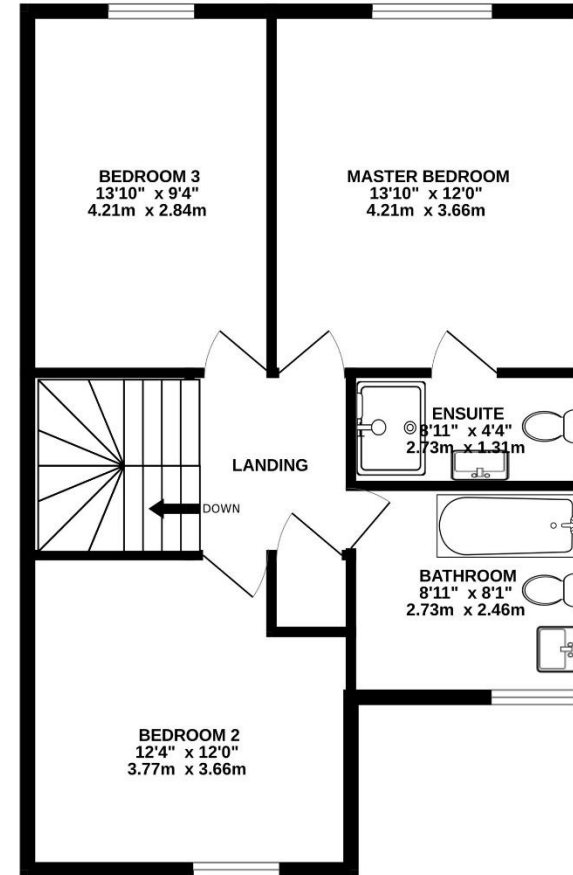
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GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 sq.m.) approx.

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