



DAVID  
BURR

**Rowan House**  
**Garboldisham, Suffolk**



# Rowan House, The Street, Garboldisham, IP22 2QN

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.

## **Development Overview**

An exceptional development of only seven properties situated on the edge of this highly desirable village backing onto woodland. Due for completion in 2025, we are offering a detached bespoke family home with approximately 2,000 sq. ft of living accommodation over two floors with the added benefit of private parking and a double garage.

## **Customisable Luxury Homes by a quality local developer Northgate Building Limited.**

As a bespoke local developer, offers you the opportunity to customise certain interior finishes of your new home. From the style of the kitchen cabinetry and worktops to the bathroom tiling and lighting, your preferences can be realised to create a bespoke quality home. This option is available at an added premium for off-plan purchases.

All properties come with a choice of standard finishes. Premium finishes may be subject to additional costs.

- **High-End Residential Houses:** A focus on enhancing any area they develop by respecting the integrity of the surrounding area.
- **Client Interaction:** Being a small company, clients can interact directly with their property's build progress and have as much or as little input as they wish, subject to the stage of construction.
- **Peace of Mind:** All properties carry a 10-year structural warranty for added peace of mind.

A deposit is required to be paid upon reservation, subject to contract, which will be retained if the purchaser withdraws before the exchange of contracts.

## **Features and Specifications**

**Modern Conveniences:** Underfloor heating, air source heating, and an electric car charging point

**Peace of Mind:** 10-year structural warranty

### **Ground Floor**

**ENTRANCE HALL:** A spacious area with stairs rising to the first floor.

**SITTING/DINING ROOM:** Light-filled, double aspect room with double aspect to front and side.

**KITCHEN/FAMILY ROOM:** Impressive open-plan room extensively fitted with a range of units under worktops, integrated oven, induction hob, dishwasher, fridge/freezer and breakfast bar opening to the family area. Bi-folding doors lead to the garden.

**STUDY:** A versatile room which could be used for a number of uses. Front aspect.

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**UTILITY:** Having sink with cupboards under. Door to outside.

**CLOAKROOM:** Having W.C. and wash hand basin.

## First Floor

**LANDING:**

**BEDROOM 1:** With a rear outlook.

**EN-SUITE SHOWER ROOM:** With stylish white WC, wash basin, tiled shower cubicle, heated towel rail, and illuminated mirror.

**BEDROOM 2:** Front outlook window.

**EN-SUITE SHOWER ROOM:** With stylish white WC, wash basin, tiled shower cubicle, heated towel rail, and illuminated mirror.

**BEDROOM 3:** With a rear outlook.

**BEDROOM 4:** Front aspect window.

**BATHROOM:** Stylishly fitted with a white WC, wash basin, bath with shower over and tiled shower cubicle. Heated towel rail and illuminated mirror.

## Outside

The property sits comfortably in an edge of village location approached by a shared driveway leading to private parking and a detached **DOUBLE GARAGE**. The front garden will be lawned with side access to the generous lawned rear garden backing onto mature woodland.

For more information and to explore customisation options, please contact us at your earliest convenience.

**AGENTS NOTE:** Please note the images are indicative of houses on the development and not the actual property.

**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.



