



The Street, Brockdish - IP21 4JY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Brockdish, Diss

Nestled within a SOUGHT AFTER VILLAGE LOCATION, this exceptional 4-bedroom semi-detached PERIOD HOME is set on a generous plot of approximately 0.43 acres (stms). Boasting a picturesque setting, the property features stunning gardens that extends down to the RIVER WAVENEY, offering a tranquil and idyllic outdoor space ideal for keen gardeners. Upon entering this delightful home, you will find two impressive RECEPTION ROOMS with the kitchen open plan to the dining room, all of which provides ample space for comfortable living and entertaining. The property further comprises FOUR DOUBLE BEDROOMS, two bathrooms, and a utility room, ensuring practicality meets elegant living. Conveniently, there is ample driveway parking to the rear for multiple vehicles.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

Semi-Detached Period Home

- Generous Plot Of 0.43 Acres (stms)
- Sought After Village Location
- Wonderful Gardens Backing Onto the River Waveney
- Two Impressive Reception Rooms
- Four Double Bedrooms
- Two Bathrooms & Utility Room
- Ample Driveway Parking To The Rear

The property is situated on the edge of the sought-after village of Brockdish, about 2 miles from Harleston surrounded by stunning countryside and also within a short walking distance of 'The Old Kings Head' pub, well known for its pizzas and gin! Harleston is a popular south Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with regular bus service. Diss is about nine miles to the west with main line railway station to London (Liverpool Street).

SETTING THE SCENE

Approached via The Street, to the front you will find a low level brick wall with railings and a gate with decking leading to the main entrance door to the front. There is a small enclosed front garden as well as shared access at the end of the row leading to the ample driveway parking area.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with stairs to the first floor landing as well as oak flooring and doors leading through to the sitting room and kitchen/dining room to the rear. The main sitting room is a generous space with dual aspect to front and side as well as large open fireplace. To the rear is the semi-open plan kitchen/diner with access to the utility room and shower room off. The utility to the right offers space and plumbing for white goods as well as further storage and the gas fired boiler above. There is a stable door way leading out to the garden as well as access to the shower room with double walk in shower, w/c and hand wash basin.





The Street

Brockdish, Diss

Back to the dining area, you will find double doors leading out to the garden terrace with attractive shutters as well as a fireplace housing a modern woodburner. leading up via a step and past exposed timbers you will find the kitchen which offers a range of shaker country style units and wooden worktops over. You will find space for a double range oven, dishwasher and double fridge/freezer. Heading up to the first floor landing you will find four double bedrooms and a family bathroom. The first room to the left offers an extra and useful office/wardrobe space above the stairs. The largest bedroom is found adjacent to the front of the house with a feature fireplace. To the rear of the house there are two further bedrooms overlooking the garden one of which has a large range of built in wardrobes. The family bathroom has been recently re-fitted and offers modern tiling with a bath, w/c and vanity hand/wash basin.

FIND US

Postcode :

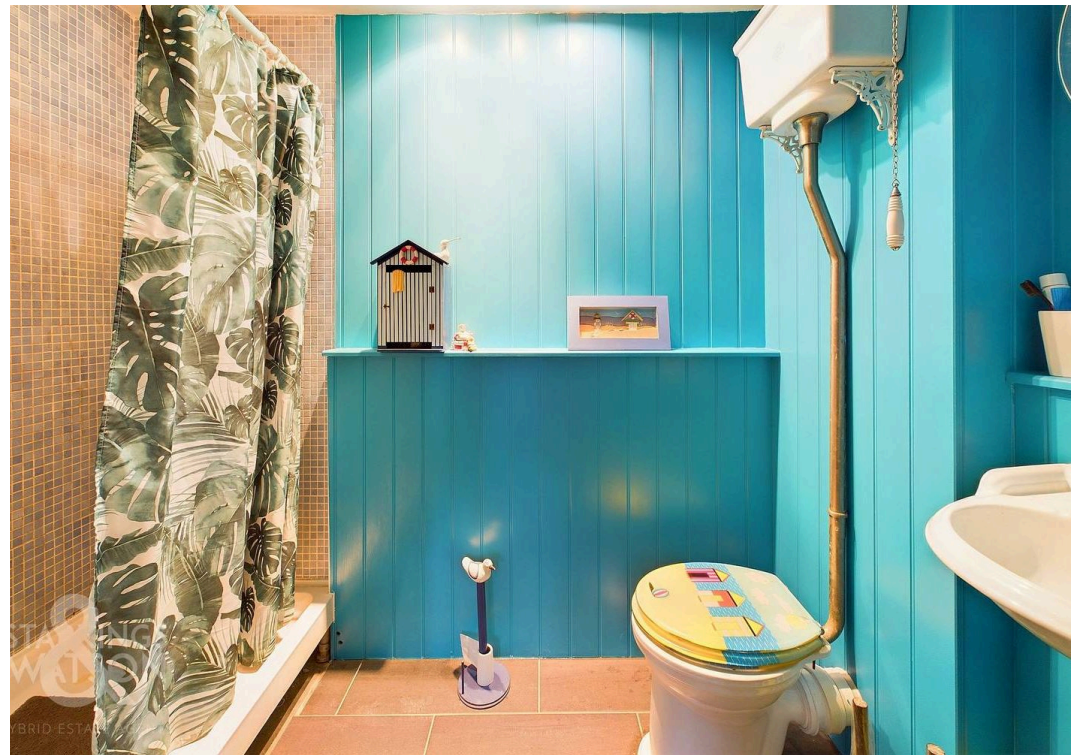
What3Words :

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property

Garden

THE GREAT OUTDOORS Located within an enviable semi-rural position, the garden plot extends to approximately 0.43 Acres (stms) and backs onto the River Waveney at the very bottom of the garden. Heading round the back of the house via a shared access, there is a driveway to the right hand side of the property which leads to the rear of the property where a five bar gate on the left provides access to an extensive gravelled parking area providing plenty of parking.



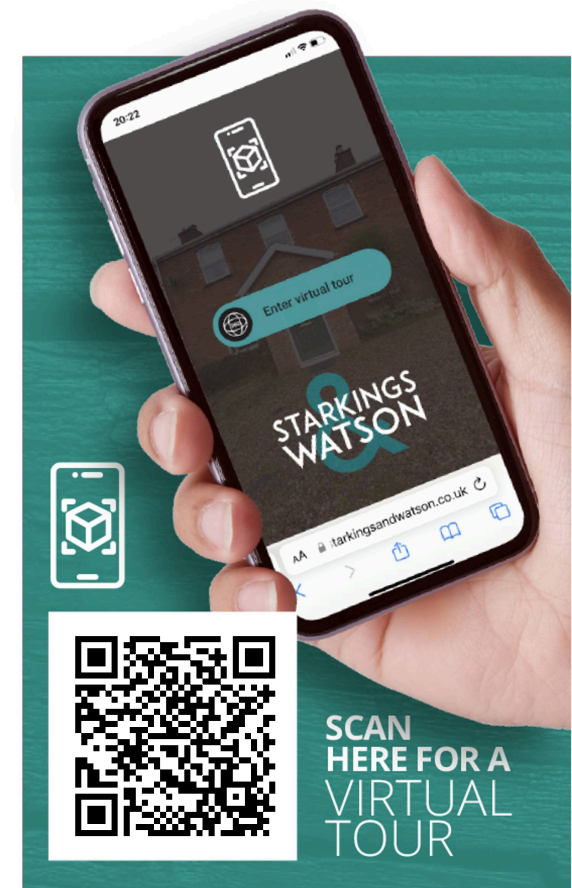


This leads to the wonderful, private gardens beyond. Leading from the rear of the house there is a covered pergola providing a lovely shady spot perfect for outside dining and entertaining. To the side of the house is a decked area and garden pond. The gardens are predominantly laid to lawn with several attractive seating areas and planting borders well stocked with a wonderful range of seasonal flower, plants and shrubs and a vegetable garden complete with greenhouse. There is also an array of fruit trees including apple, cherry, pear and mulberry. In addition you will find the summerhouse/outside office which has power and light connected as well as two further timber sheds. The garden extends down to the river Waveney at the very bottom.

Driveway

4 Parking Spaces

ample driveway parking accessed via the RIGHT OF WAY access.





Approximate total area⁽¹⁾

1406.74 ft²
130.69 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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