



Thomas Bole Close, Garboldisham - IP22 2QJ



## Thomas Bole Close

Garboldisham, Diss

Nestled in a quiet residential setting, this WELL-PRESENTED THREE BEDROOM end of terrace home offers a comfortable and versatile layout, perfect for family living. The property opens into a welcoming hallway with a convenient ground floor W/C, leading through to a bright and spacious KITCHEN/DINER at the front of the house. This area provides ample space for food preparation and family meals. To the rear, the sitting room enjoys TRANQUIL VIEWS ACROSS OPEN FIELDS and features a charming fireplace with inset WOODBURNER, creating a cosy atmosphere for relaxing evenings. Upstairs, THREE AMPLE bedrooms provide flexible accommodation for families or those seeking home office space, all served by a modern family bathroom. The property is well maintained throughout, with neutral décor and double glazing, and modern electric panel heaters. The property would be ideal for FIRST TIME BUYERS or young families. Externally, there is non-allocated parking is available to the front, ensuring convenience for residents and guests alike.



To the rear is a true highlight of this home, with beautifully stocked and private gardens that back directly onto OPEN FIELDS. Mature planting and established borders provide year-round interest and seclusion, making this an ideal setting for outdoor entertaining, gardening or simply enjoying the peace of the countryside. The far-reaching field views create a sense of space and tranquillity, rarely found in similar properties. In addition the home benefit from newly installed motion Solar Panels to the frontage providing subsidised energy.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- End Of Terrace Home
- Kitchen/Dining Room To The Front
- Sitting Room To The Rear With Fireplace
- Three Ample Bedrooms
- Family Bathroom & Ground Floor W/C
- Far Reaching Field Views To The Rear
- Well Stocked & Private Gardens backing Onto Fields
- Non-Allocated Parking To The Front



You will find this property within the village of Garboldisham, a sought after village located approximately 12 miles to the north east of the historic Cathedral town of Bury St Edmunds with excellent educational, recreational and cultural amenities and 7 miles from the popular market town Diss benefiting from a main line station which offers regular direct link to London Liverpool Street. Local amenities within the village include village store, primary school, parish church and public house.

#### SETTING THE SCENE

Approached via the cul-de-sac there is a shared parking area to the front providing plenty of un-allocated off road parking for residents. There is a pathway to the front leading to the main entrance door at the front with well stocked front gardens.

#### THE GRAND TOUR

Entering the house via the main entrance door to the front you will find a welcoming hallway with stairs ahead to the first floor landing. There is a useful storage area under the stairs as well as a rear lobby with access to the garden as well as a door to the useful ground floor w/c. The first room to the right of the hallway is the kitchen/dining room with a range of wall and base level units with wood effect worktops over. The kitchen features space for a range of white goods as well as space for a table and chairs. The sitting room is found to the rear with views over the garden and fields beyond and offers wood flooring with a tiled fireplace housing an inset wood burner.

Heading up to the first floor landing there are three bedrooms and a family bathroom. Two of the bedrooms are double rooms of a generous size with one further single. The two rooms to the rear benefit from those wonderful far reaching views to the rear. The family bathroom offers a w/c, hand wash basin and bath with shower over.

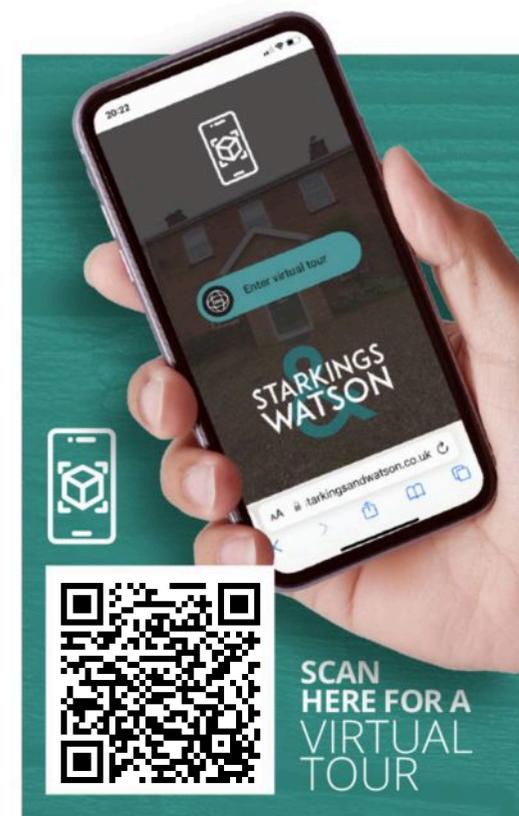
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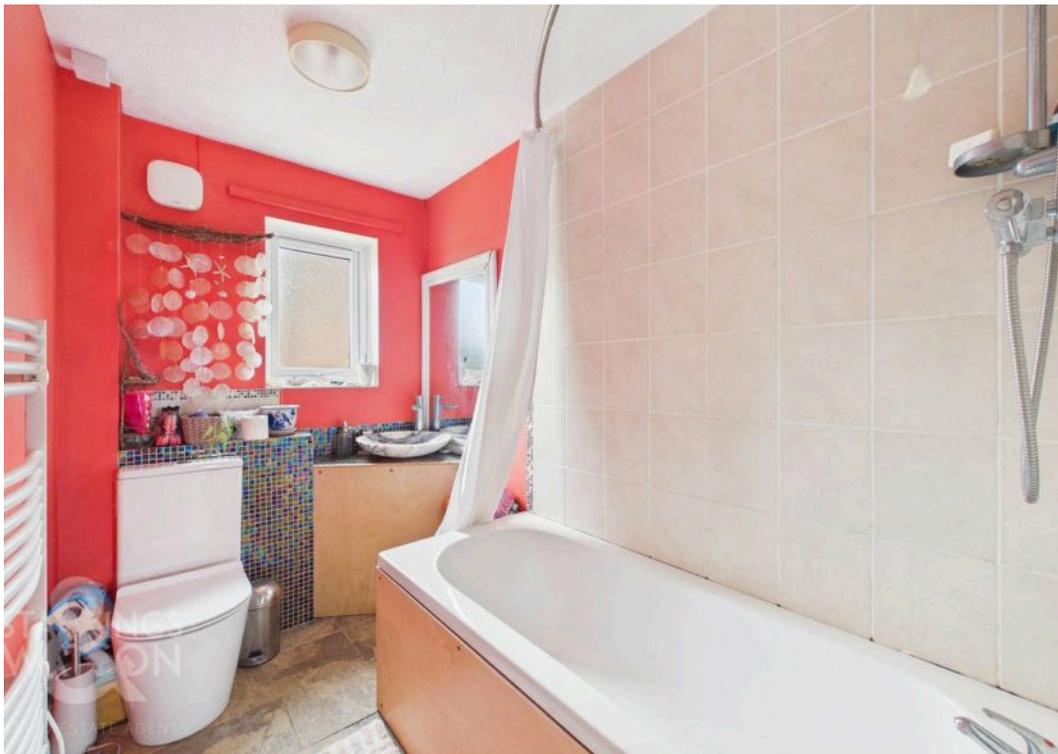
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What3Words : ///paramedic.relished.swam

VIRTUAL TOUR

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







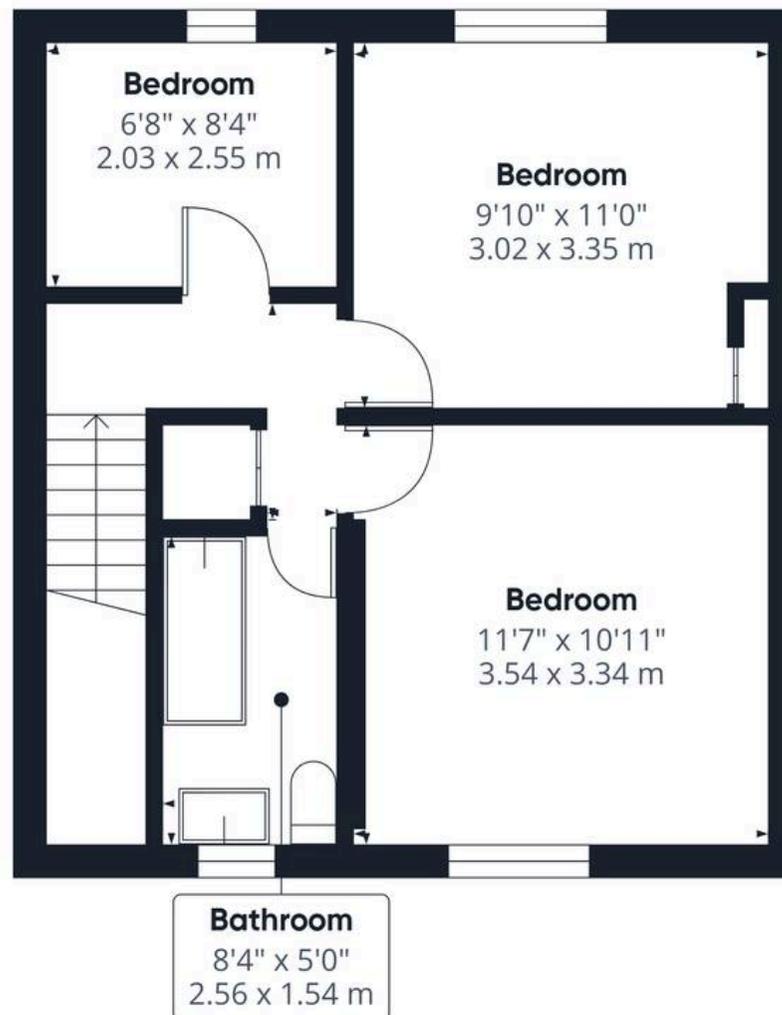
## THE GREAT OUTDOORS

The generous rear garden offers excellent views beyond out over the fields creating a sense of tranquillity and rural living. The garden is very well stocked with an array of shrubs. There is a paved patio as well as pathway leading down the garden to the lawned area and a further patio area. There is a garden shed as well as gated access at the rear which provides an access from the frontage when required.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

785 ft<sup>2</sup>  
73 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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