



Wheatacres,
The Street
Garboldisham
IP22 2QN

Guide Price £475,000
No Onward Chain





- Modern 4 Bedroom detached house
- Spacious Kitchen/Diner
- Open Views to the rear
- Finished to a high spec throughout.

Location

The popular village of Garboldisham has an active community supporting the village shop, a popular junior school, village hall and fine church. The village is very well placed for access to wider facilities with the bustling market town of Diss just 8 miles to the east from where there is a mainline rail station to London Liverpool Street in 90 minutes, Bury St Edmunds is around 14 miles away and Thetford 10 miles with its links onto the A11 which is now fully dualled making a swift route to Newmarket, Cambridge and the A14 corridor. The surrounding Norfolk countryside provides many interesting country walks and Knettishall Heath is just few miles away where three long distance walks all meet including the Peddars Way.





Property

This generous detached four bedroom property has been extended to the rear and modernised to create a spacious family home. You enter the property through a covered entrance porch into a spacious hallway. There is useful interior access to the garage from the entrance hall. Downstairs comprises of a large living room with a Scandinavian style wood burner which has the unusual feature of being able to be rotated to face the living room or to face into the dining area to create a cosy atmosphere in either room. French doors lead into a well appointed kitchen/dining room. The Kitchen offers a wealth of built in appliances, granite work surfaces and a central Island with base units and a solid oak top. Upstairs there is three good size double bedrooms, the principal bedroom is particularly spacious with a dressing area. There is a family bathroom with a modern suite also accessed of the central landing.

Outside

The property boasts a generous frontage mainly laid to lawn with a shingle drive offering ample parking. There's easy access to the garage and front door, with gates on either side leading to the rear. The spacious rear garden features a full-width patio area with a retaining wall, along with an outside tap and lighting. Steps and a ramp lead to extensive lawns, complemented by established shrub beds and fruit trees.

The garden also houses a storage shed, and additional storage sheds and wood stores on either side. The garage, measuring 9'1" x 8' (2.78m x 2.45m), includes double timber entrance doors, power, and light connections. The garden benefits from rural views to the rear.

Services

Mains electricity and water are connected to the property Heating is provided by an oil boiler. Private Drainage.

Directions

From Diss heading west on the A1066 towards Thetford. In Garboldisham turn left onto the street, go past the village shop and the property is on the left before the turning for Smallworth Common.

Viewing

Strictly by appointment with TW Gaze

Freehold.

Council Tax Band:

Ref I9380/KH

Important Notice

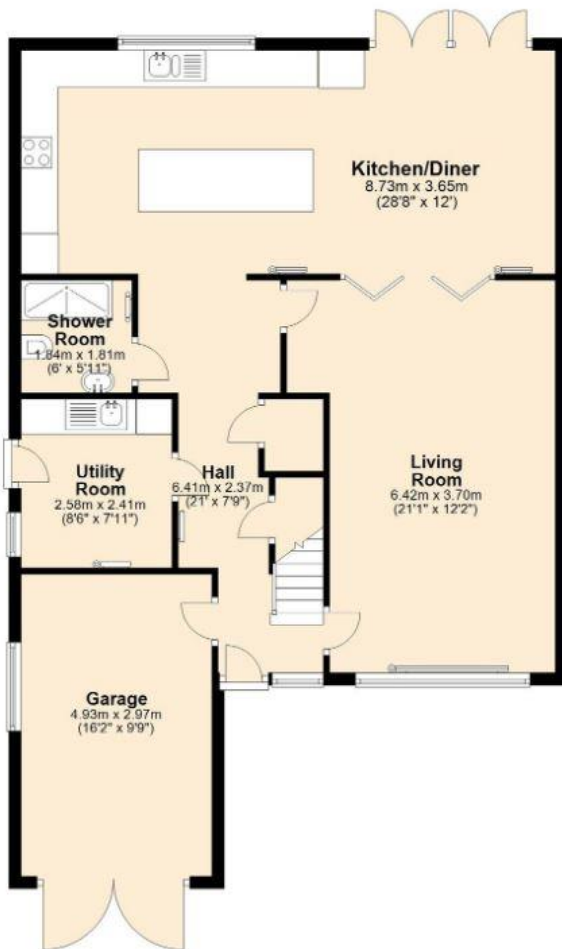
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Ground Floor

Approx. 98.9 sq. metres (1064.7 sq. feet)



First Floor

Approx. 62.3 sq. metres (670.4 sq. feet)



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