



30 Elm Grove  
Garboldisham  
IP22 2RY

Guide Price: £385,000  
NO ONWARD CHAIN





- Fully renovated throughout
- 3 generously proportioned Bedrooms
- Landscaped gardens
- **\*\*NO ONWARD CHAIN\*\***

#### **Location**

Grove sits in the centre of the popular village of Garboldisham which boasts a village shop/post office, community run pub, primary school and active community centre. The thriving market town of Diss lies some 7 miles to the east from where there is a mainline rail station on the Norwich to London Liverpool Street line with a journey of around 90 minutes. In the opposite direction Newmarket and Cambridge lie around 30 and 40 miles distant respectively with dual carriageway all the way from Thetford. For those looking for the quiet rural life but in a position that is easy to get to, 30 Elm Grove offers a great deal.





## Property

This newly refurbished bungalow is being offered with a particularly high level of finish throughout. UPVC fascias and soffits have been replaced throughout and are offered with a 10 year warranty with Premier Home Improvements as has the covered carport. The UPVC windows have been replaced and are offered with a 10 year warranty Supplier N & S Windows Stowmarket. Upon entry, you will note the new carpets which are 80/20 wool twist supplied by Complete Flooring. The property offers a large sitting room with electric fireplace offering a pleasant focal point and a panoramic window overlooking the front garden. The principle bedroom looks out to the front with a useful newly installed ensuite comprising of a shower, low level wc and handbasin with back lit mirror and 115v/240v shaving points. Two further bedrooms, one of which has a pleasant view of the newly landscaped back garden. The third bedroom offers the opportunity for a study or hobby room. The bathroom is newly fitted with Karndean flooring and a modern white suite consisting of bath level wc and handbasin. The Kitchen is bright and modern and offers a range of shaker style kitchen units from Wren Kitchens offering a 20 year warranty and cream granite effect worktops reflecting the abundance of natural light through the dual aspect windows. Integrated appliances include a fridge freezer, dishwasher and oven with electric hob. Overall this property offers the opportunity of a new build quality finish in an established setting.

## Outside

The property sits in an elevated position with a long brick paved drive which was recently laid and is offered with a 10 year warranty with Maddox Driveways and covered carport leading up to a single garage. Pedestrian access on both sides gives access to the pleasant rear garden which is mainly laid to lawn with raised beds which have tastefully planted with colourful shrubs and bedding plants.

## Services

Mains water and electricity, Oil Fired Boiler Mains Drainage. Central heating boiler and bunded oil tank 5 year warranty supplier Mark Joy Heating.

## How to get there:

What3words: ///requiring.unions.grips

## Viewing

by appointment with TW Gaze

## Tenure: Freehold

## Ref: 19652/KH

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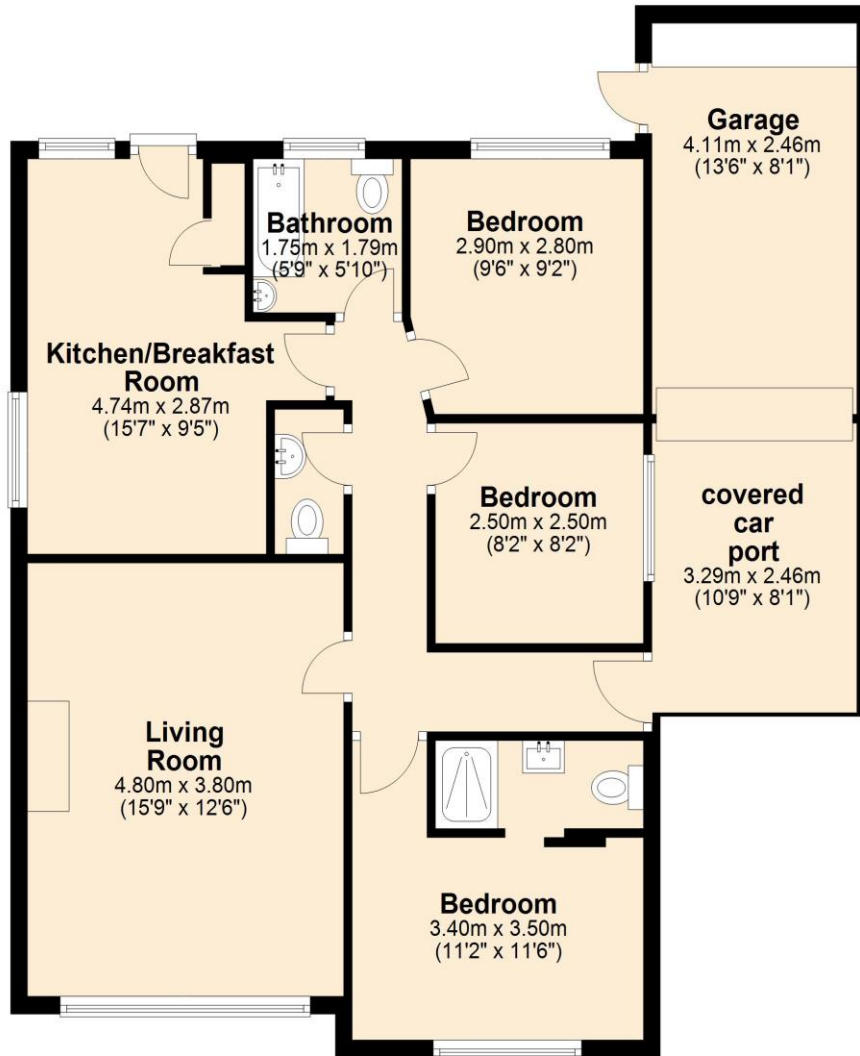
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Ground Floor**

Approx. 92.1 sq. metres (991.7 sq. feet)



Total area: approx. 92.1 sq. metres (991.7 sq. feet)

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