



KENNINGHALL ROAD, GARBOLDISHAM, IP22 2SJ



A charming and picturesque Grade II Listed detached cottage with an abundance of character. It is located on the edge of the village of Garboldisham in a secluded plot.

The property is a charming detached Grade II Listed 'chocolate box' cottage. It offers spacious accommodation with an abundance of character features such as exposed timbers and inglenook fireplaces.

The front door opens to the sitting room which is double aspect with a feature inglenook fireplace. At the centre of the house is the dining room with stairs to the first floor and also an inglenook fireplace. The kitchen/dining room is to the rear and fitted with a range of wall and base units and has a good view to outside. There is a study/bedroom 4 and a cloakroom on the ground floor. On the first floor are 3 bedrooms, each with their own character. One has an en-suite shower room and there is a further bathroom.

A gravel drive leads from the road to the front of the property with parking for several cars. There is an area of lawn to the front and side bordered by mature hedging and trees. The garden is well-stocked with a wide array of shrubs. To the rear of the house is a paved terrace that also leads to the excellent

detached octagonal games room/studio that can be used for a variety of purposes. Beyond, a gate leads through the garden wall to a carport and barn/store.

LOCATION

Garboldisham is a popular village with a pub, Post Office/ village stores, two churches and its own Primary school. There are good road links to Bury St Edmunds and Diss – which offers a greater range of shops and services and a mainline rail way to London Liverpool Street and Norwich.

SERVICES

LPG central heating. Drainage via Septic Tank. Mains water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY

Breckland District Council
Council Tax Band F

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.









FLOOR PLAN



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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CONTACT US

Durrants, 2b Market Hill, Diss, Norfolk,
IP22 4JZ

Tel : **01379 642233**
Email : **diss@durrants.com**

