



1 Thomas Bole Close, Garboldisham
£475,000

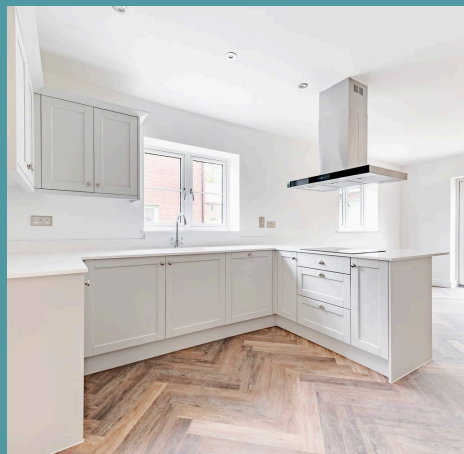
1 Thomas Bole Close

Garboldisham, Diss

Exclusive development of 24 high-spec homes in Norfolk countryside village. Energy-efficient features, integrated kitchens, generous gardens. Peaceful village lifestyle with easy access to Diss, Thetford, Norwich, London.

Council Tax band: TBD

Tenure: Freehold





1 Thomas Bole Close

Garboldisham, Diss

An exclusive development of 24 high-specification homes in the heart of the Norfolk countryside. Featuring energy-efficient Air Source heating, integrated shaker kitchens, generous gardens, and a 10-year ICW warranty. Enjoy a peaceful village lifestyle with excellent local amenities, school, and easy access to Diss, Thetford, Norwich, and London.

Location

Located in the heart of the Norfolk countryside, **Garboldisham** offers the charm of rural village life with the convenience of excellent connections—making it a superb choice for families seeking space, community, and quality of life. This thriving village is surrounded by open fields, woodland walks, and nature trails, providing an ideal backdrop for children to grow and explore. Garboldisham Primary School, rated Good by Ofsted, sits at the heart of the village, while several highly regarded secondary schools are just a short drive away.

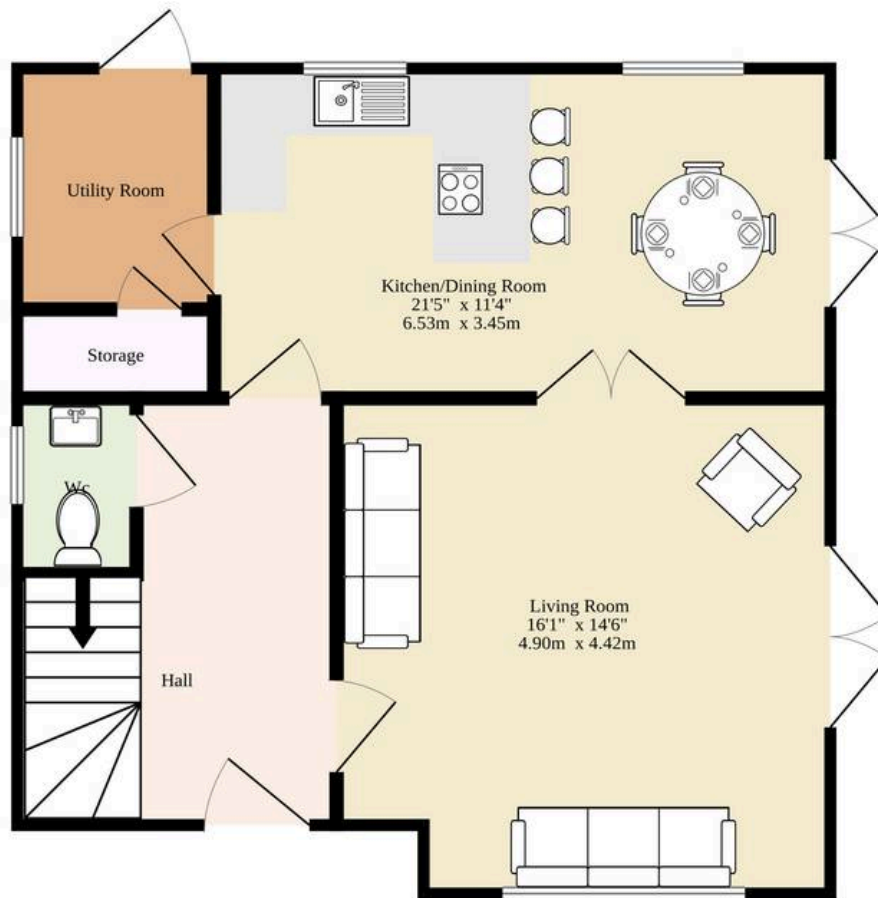
Local amenities include a popular village pub, a community-run shop, and regular local events that foster a welcoming and neighbourly atmosphere. With a strong sense of community and a safe, slower pace of life, Garboldisham is a place where families can truly feel at home.

Key transport connections:

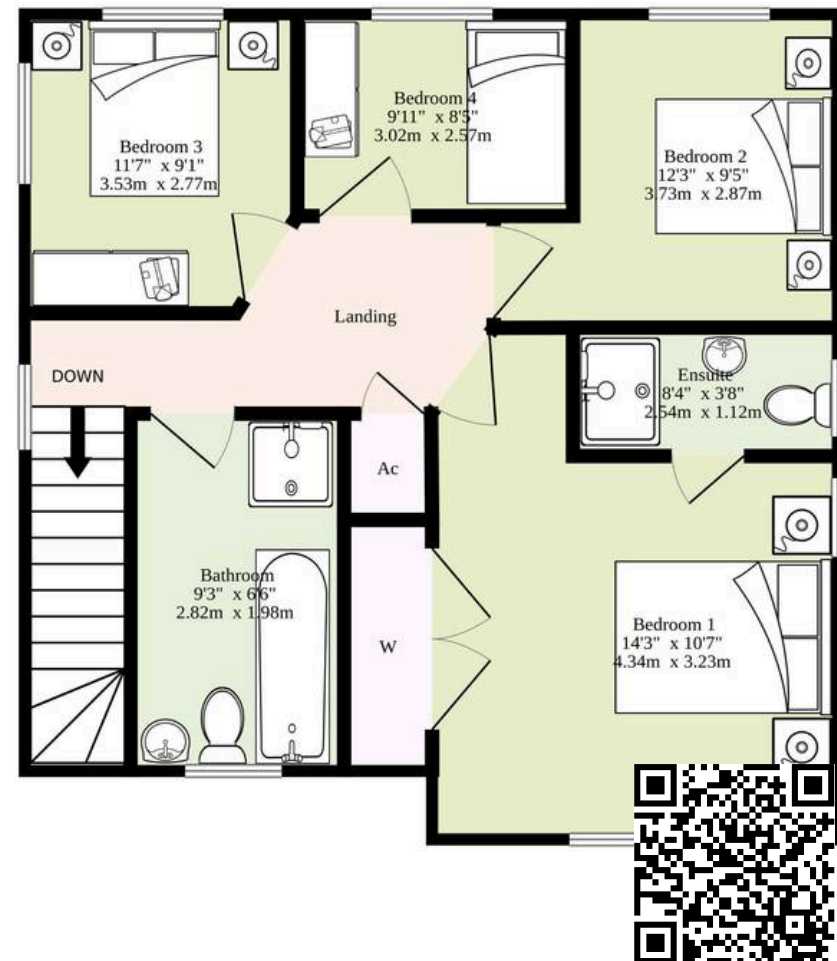
- **A1066** runs directly through the village, linking you swiftly to Diss (10 minutes) and Thetford (15 minutes)
- **Diss Railway Station** (approx. 11 miles) provides



Ground Floor
639 sq.ft. (59.4 sq.m.) approx.



1st Floor
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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