



18 Thomas Bole Close, Garboldisham

£450,000 Freehold

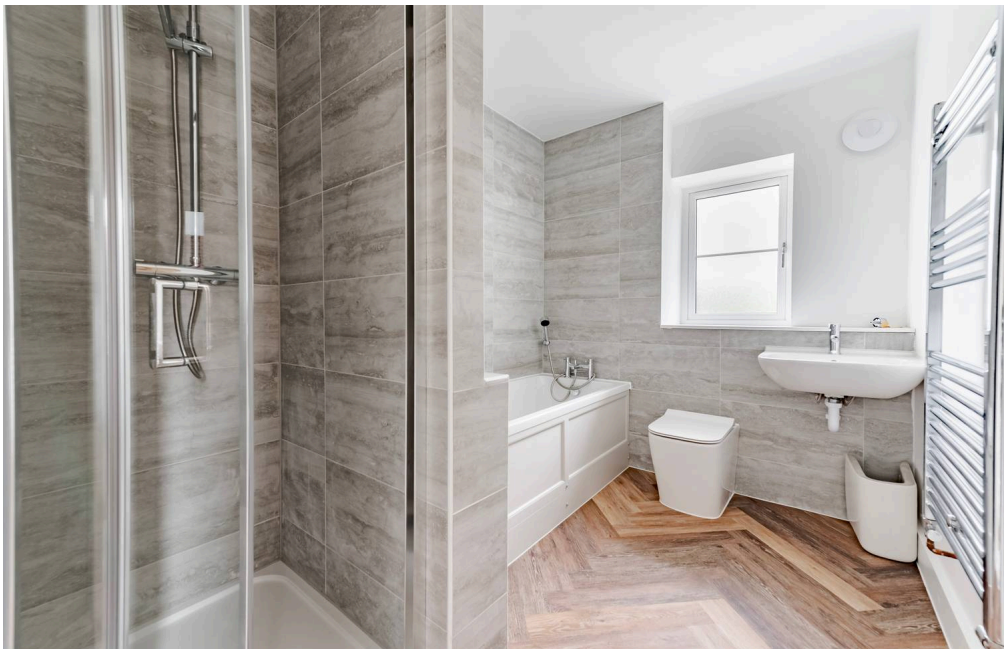
An exclusive development of 24 high-specification homes in the heart of the Norfolk countryside. Featuring energy-efficient Air Source heating, integrated shaker kitchens, generous gardens, and a 10-year ICW warranty. Enjoy a peaceful village lifestyle with excellent local amenities, school, and easy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

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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



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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 direct services to **London Liverpool Street** in under 90 minutes
- Easy access to the **A11**, connecting to **Norwich** and **Cambridge**
- Regular local bus services to surrounding towns and schools

Brook View

Minors & Brady Land and New Homes are delighted to present Brook View — an exclusive collection of just 24 premium new homes, beautifully set in the peaceful Norfolk village of Garboldisham.

This carefully curated development offers a mix of houses and bungalows, each individually designed to combine striking architectural detail with the highest standards of modern comfort. Expect interiors that prioritise both style and efficiency, including fully integrated kitchens, Air Source underfloor heating, and mechanical ventilation systems as standard — all working in harmony to deliver an energy-conscious and future-ready home.

Outside, every property benefits from generous off-road parking, landscaped front gardens, and private, spacious rear gardens

More than just a new development, Brook View has been planned with community and character in mind. A palette of locally sourced materials enhances the timeless charm of the village setting, while the layout of the site ensures privacy, space, and connection to the rural surroundings.



Ground Floor



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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