

## 44 The Street, Brockdish

£300,000 Freehold

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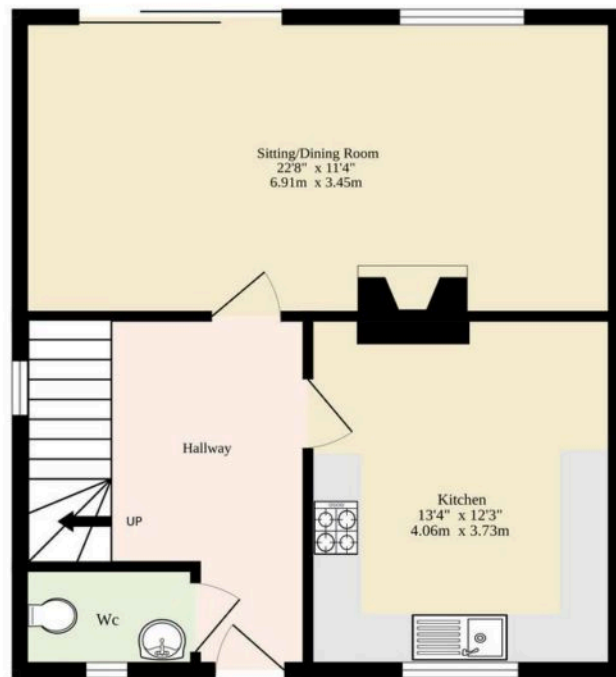
### **The Location**

Located along The Street in the desirable village of Brockdish, The Street enjoys a peaceful setting within a charming rural community. This picturesque South Norfolk village is known for its pretty period properties, surrounding countryside and easy access to nearby towns such as Harleston and Diss—where direct rail links to London Liverpool Street are available in under 90 minutes.

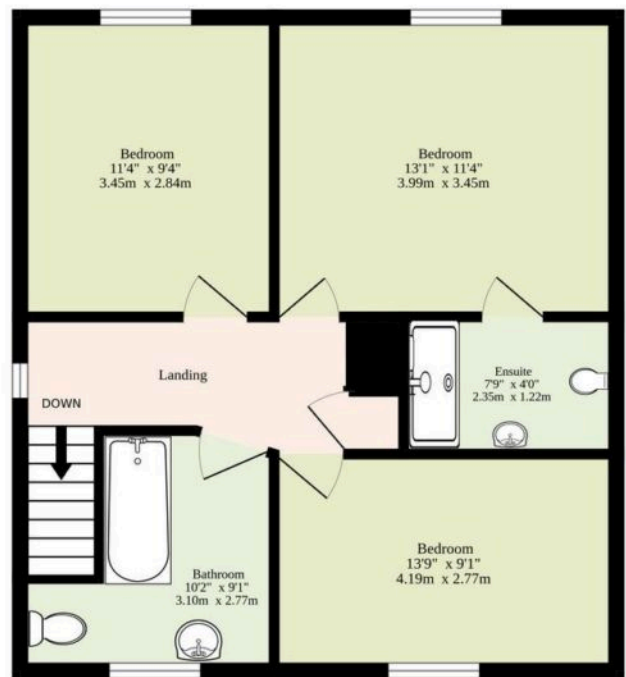
The village itself features scenic walking routes and a strong sense of community, making it popular with families, professionals and those seeking a slower pace without losing connection to everyday essentials. With the Norfolk and Suffolk border close by, coast and country are both within reach, offering a balanced lifestyle in a quietly connected location.



**Ground Floor**  
547 sq.ft. (50.8 sq.m.) approx.



**1st Floor**  
555 sq.ft. (51.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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### **The Street, Brockdish**

Tucked into the heart of Brockdish, this charming semi-detached cottage combines village living with generous, updated interiors and superb practicality. Recently redecorated both inside and out, the home presents smartly throughout and is ideal for buyers seeking low-maintenance living with character and comfort. The quiet location offers the feel of a rural setting while maintaining ease of access to local amenities and road links.

Stepping inside, a surprisingly spacious entrance hall sets the tone for the rest of the property, offering access to a downstairs cloakroom and a bright, well-planned kitchen/breakfast room fitted with ample cabinetry and integrated appliances – perfect for family cooking or casual dining.

Stretching the full width of the home, the sitting/dining room is a standout, with double doors that spill out into the garden, enhancing the connection between indoors and out.

Upstairs, the property boasts three well-proportioned double bedrooms, with the principal room benefitting from its own modern ensuite shower room.

A separate family bathroom serves the remaining bedrooms, all of which offer good natural light and ample space for furnishings. The layout has been thoughtfully updated, providing a balanced mix of privacy and shared living areas.

Outside, the rear garden is easy to maintain yet established enough to offer privacy, with neat lawn and mature planting. A private garage sits at the end of the garden, accessible via a shared driveway behind the neighbouring pub, and there's also an additional off-road parking space – a real asset in village settings like this.

Offered with no onward chain, this is a wonderfully complete package for professionals, downsizers or young families alike.

### **Agents Note**

Sold Freehold

Connected to all mains services (combi-boiler)

Council Tax band: C

Tenure: Freehold