



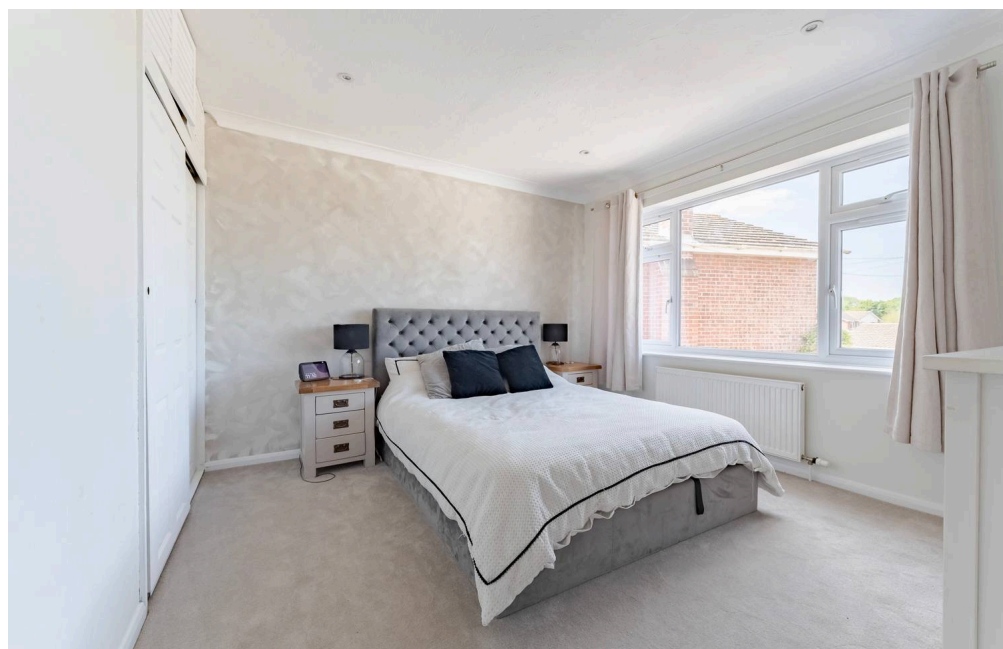
23 Elm Grove, Garboldisham

OIEO £450,000 Freehold

This impressive four-bedroom detached home offers the perfect balance of space, comfort, and style, all set on a generous corner plot of approximately 0.2 acres. Designed with modern family living in mind, the property delivers over 1,400 sqft of tastefully upgraded accommodation, complemented by an expansive garden, practical features, and a peaceful cul-de-sac setting. From the sleek kitchen and conservatory to the character-filled lounge with log burner, every element has been thoughtfully considered to create a home that's both functional and full of charm.

Location

Set in the charming village of Garboldisham, Elm Grove enjoys a peaceful residential setting surrounded by open countryside and rural beauty. Garboldisham offers a close-knit community atmosphere, a well-regarded primary school, and a local pub, while nearby market towns such as Diss and Thetford provide a wider range of shops, supermarkets, and rail links to Norwich, Cambridge, and London. With scenic walking routes, nature reserves, and access to the A1066 for easy travel across Norfolk and Suffolk, this location is ideal for those seeking village life with strong connections.



Elm Grove

Upon entering the property, a welcoming entrance hall leads to a ground floor WC and the inviting lounge/diner featuring a front aspect window and a cosy log burner. Slide through to the spacious conservatory, providing garden views and versatile living space.



The recently fitted kitchen features sleek units, integrated appliances, and a convenient hot water and filter tap. Adjacent to the kitchen, the utility room offers a practical additional space with outdoor access and a convenient door leading to the garage.

Ascend the staircase to discover four generously proportioned bedrooms off the landing, offering flexibility for various living arrangements, including the possibility for a home office. The stylish bathroom includes a rainfall shower over the bath, creating a space for relaxation.

Meticulously maintained and thoughtfully upgraded, recent installations such as windows, a pressure tank for water, flooring, and the kitchen enhance the appeal and functionality of this residence, ensuring a seamless transition for the discerning homeowner.

Located at the end of a tranquil cul-de-sac, this property features a desirable corner plot with a generously sized garden, providing a canvas for outdoor enjoyment while enhancing privacy and tranquillity. Exceptional features include a brickweave driveway for multiple vehicles, an attached single garage with an electric door with internal access to the utility room, and gates leading to the expansive rear garden with lush greenery, raised beds, and a secluded seating area for ultimate relaxation. Additionally, two large sheds offer ample storage space for added convenience.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

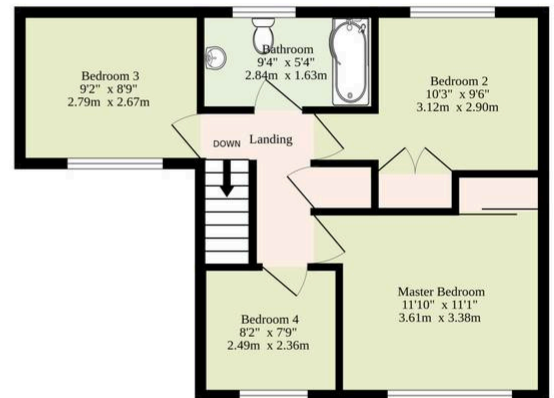
EPC Environmental Impact Rating: E



Ground Floor
965 sq.ft. (89.7 sq.m.) approx.



1st Floor
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 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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