



4a Elm Grove, Garboldisham

Diss



Minors & Brady

4a Elm Grove

Garboldisham, Diss

This single-storey barn conversion, quietly set off a cul-de-sac in the Norfolk village of Garboldisham, was fully renovated in 2010 to blend the building's original character with modern finishes, including bespoke wood windows, hardwood flooring, and solid oak doors. Light floods the sitting room through French doors, creating a welcoming space for relaxing or entertaining, while the kitchen/dining room, fitted with Omega shaker gloss cabinets, an integrated oven, and space for a fridge/freezer, forms the heart of the home. Three double bedrooms with vaulted ceilings offer comfort and privacy, with the master enjoying a private en-suite, complemented by a contemporary family bathroom. Low-maintenance front and rear gardens provide space for al-fresco dining, summer barbecues, or quiet relaxation, and a driveway offers off-road parking for two vehicles, making this a characterful and practical home in a peaceful village setting.

Agents note

Freehold

There is a restrictive covenant on this property preventing any building at the front.



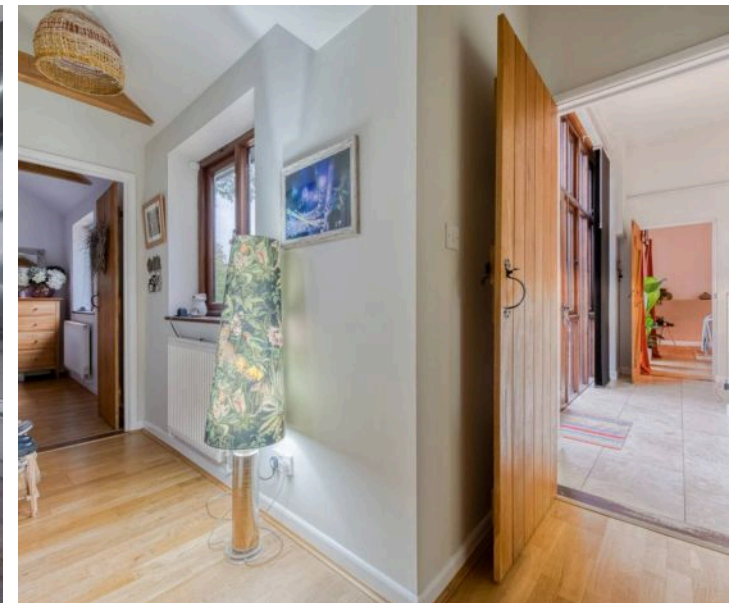
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4a Elm Grove

Garboldisham, Diss

- Single-storey barn conversion that was fully renovated in 2010, positioned off a quiet cul-de-sac in the Norfolk village of Garboldisham
- Retains the barns original features whilst upgrading it with custom made wood windows, hardwood flooring, solid oak ledged and braced doors
- Large, light-filled sitting room complemented by French doors, inviting relaxation and entertaining
- The heart of the home lies within the kitchen/dining room, equipped with Omega shaker gloss cabinets, an integrated oven and space for a fridge/freezer
- Three double bedrooms offering the utmost comfort and privacy, one with a private en-suite
- A family bathroom comprising of a modern three-piece suite
- Low-maintenance front and rear gardens that are perfect for seating arrangements, to enjoy al-fresco dining, summer bbqs or simply relaxing in the quiet surroundings
- A driveway providing off-road parking for two vehicles
- In-between the towns of Diss and Thetford, offering a wide range of amenities



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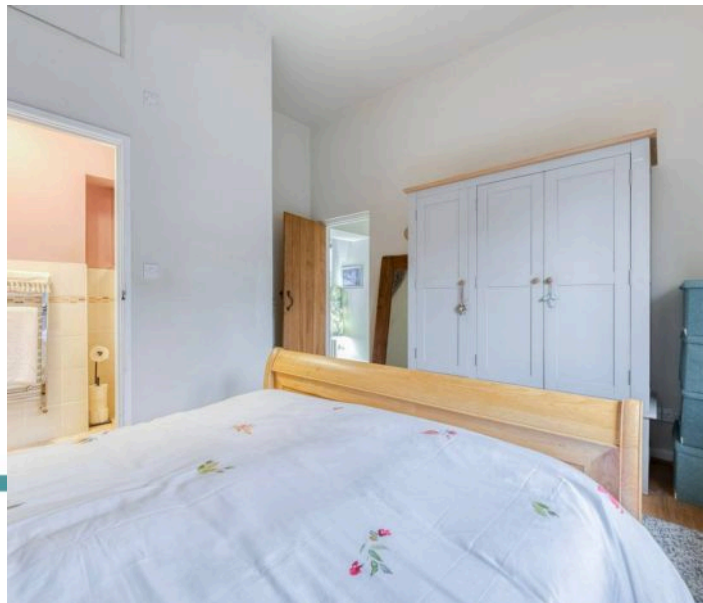
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Location

Elm Grove is situated in the peaceful Norfolk village of Garboldisham, offering a blend of rural charm and practical convenience. The village itself features a small local shop and post office for everyday essentials, a traditional pub that serves as a community gathering point, and recreational spaces including a village hall and green, all fostering a close-knit, village atmosphere. Families are well served by nearby Garboldisham Church of England Primary Academy, while older children can attend secondary education in Diss at Diss High School, which caters to a wide catchment area.

Diss, just under seven miles away, provides a full range of amenities including supermarkets, independent shops, cafés, and leisure facilities, as well as a mainline train station with services to Norwich and London. The historic market town of Thetford lies roughly ten miles west, offering additional shopping and leisure opportunities. By car, the city of Norwich is within approximately 35 miles, making it accessible for cultural visits or city commuting. With good local road connections to the A1066 and A11, plus public transport links to Diss, Elm Grove offers a lifestyle that combines the peace and community of village living with convenient access to schools, shops, and regional transport.



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Garboldisham, Diss

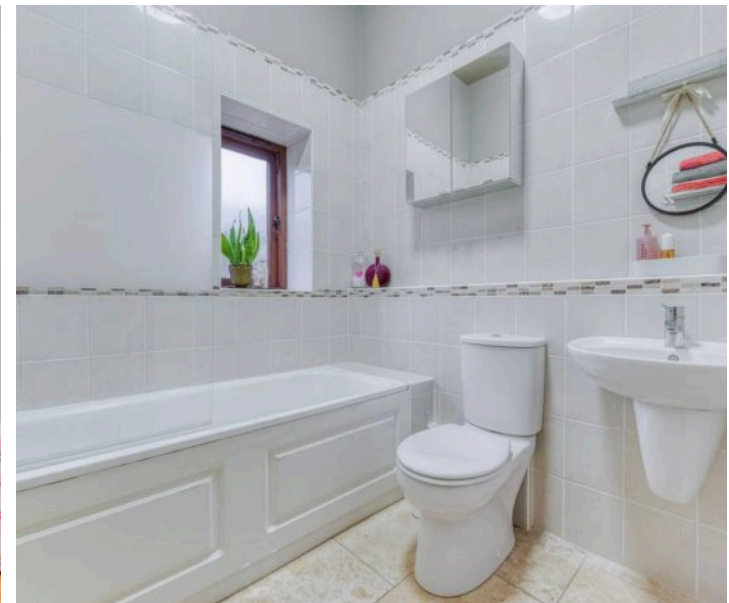
Off a peaceful cul-de-sac in the charming Norfolk village of Garboldisham, this beautifully renovated single-storey barn offers the perfect blend of character and contemporary living. Fully transformed in 2010, the property seamlessly combines the barn's original rustic features with modern upgrades, including bespoke wood-framed windows, rich hardwood flooring, and solid oak ledged and braced doors throughout.

Step into the spacious, light-filled sitting room, where French doors open onto the garden, creating an inviting space for relaxation or entertaining friends and family. The heart of the home is the open-plan kitchen/dining area, thoughtfully designed with Omega shaker gloss cabinets, an integrated oven, and dedicated space for a fridge/freezer, ideal for culinary enthusiasts and casual dining.

The property showcases three generously proportioned double bedrooms, each with soaring vaulted ceilings that enhance the sense of space and light. The master bedroom enjoys the luxury of a private en-suite, while a stylish family bathroom features a contemporary three-piece suite, accommodating all members of the household.

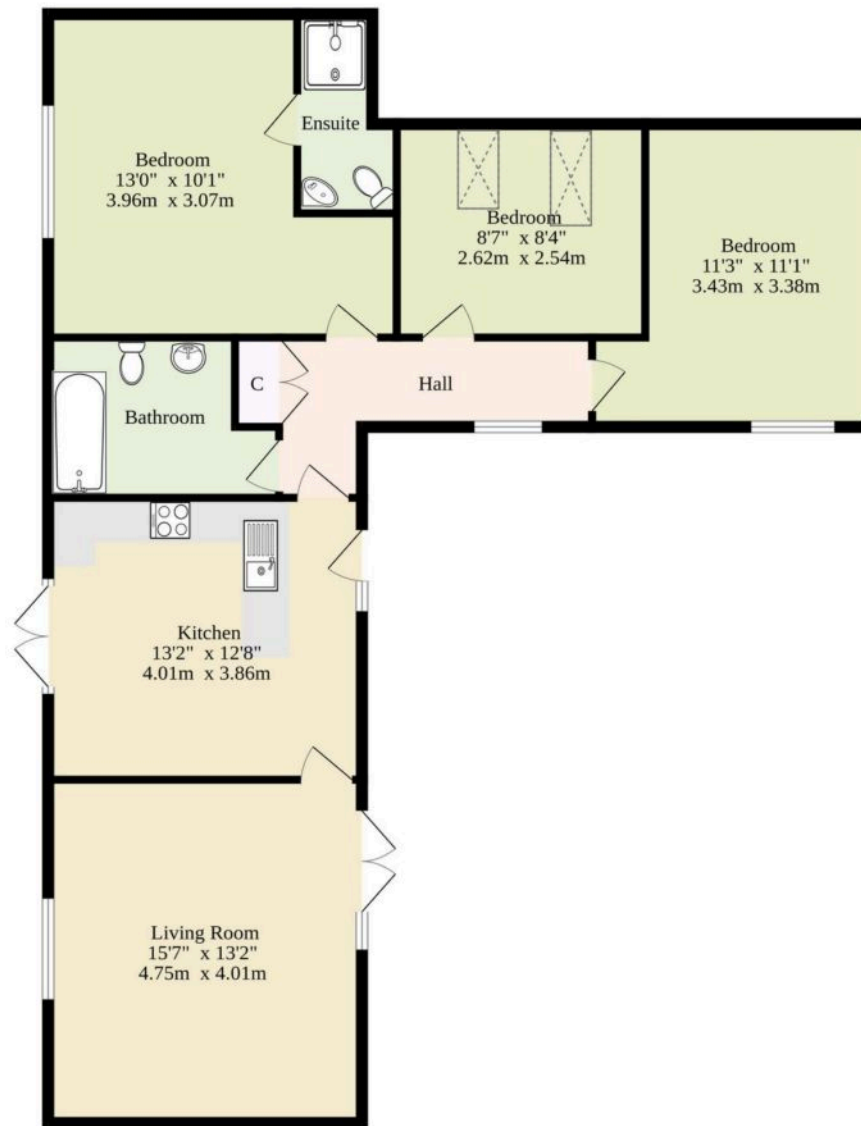
Outside, the low-maintenance front and rear gardens provide an idyllic setting for al-fresco dining, summer barbecues, or simply unwinding in the serene surroundings. A driveway offers off-road parking for two vehicles, adding convenience to this already delightful home.

This exceptional barn conversion perfectly marries rural charm with modern comfort, offering a lifestyle of peace, privacy, and understated elegance in one of Norfolk's most sought-after villages.



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Ground Floor
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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