



Emma's Cottage
Manor Road, Garboldisham
Diss

Minors & Brady



Emma's Cottage Manor Road

Garboldisham, Diss

Life in Garboldisham offers the perfect balance of village charm and countryside space, where peaceful mornings lead into bright, welcoming interiors and a garden made for relaxing or entertaining. This beautifully presented detached home sits on a generous plot and combines classic character with adaptable, family-friendly living. A 31ft living room centred around a wood-burning fireplace, a versatile family/dining room filled with natural light, and a well-equipped kitchen with a central island provide the ideal setting for everyday life and special occasions alike. Four bedrooms, including a principal suite with en-suite, and a private, extensive garden complete the picture, offering both comfort and the opportunity to create a home truly your own in one of Norfolk's most inviting villages.



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Emma's Cottage Manor Road

Garboldisham, Diss

- Detached residence positioned on a generous-size plot within the Norfolk village of Garboldisham, located between the market towns of Diss and Thetford
- Kerb appeal with its traditional brick and flint exterior, a brick-weave driveway providing off-road parking and a garage for storage options
- A beautifully presented family home with adaptable interiors, ready to accommodate your own vision
- Spacious, 31ft living room accentuated by a brick-built fireplace with an inset wood burner, inviting relaxation and entertaining
- Flexible family room currently utilised as a dining room, featuring a large skylight and French doors with side windows, filling the room with an abundance of natural light
- Kitchen equipped with quality cabinetry, a large central island for casual dining, a range-style oven, an integrated fridge/freezer, space for a dishwasher and a functional utility room
- Four bedrooms offering comfort and privacy, ready for personalisation
- A private en-suite and a family bathroom, both comprising modern three-piece suites
- A private, extensive garden featuring a patio for seating arrangements, a sweeping laid to lawn, mature trees and established hedging



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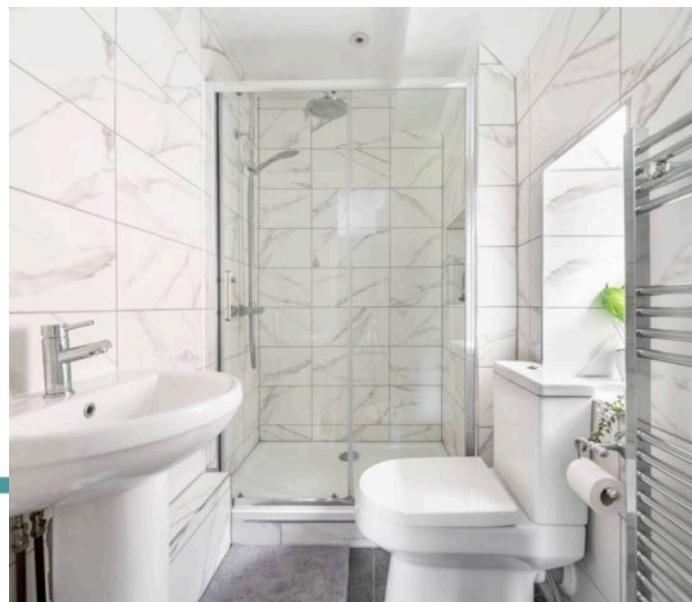
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Location

Manor Road is located in the Norfolk village of Garboldisham, a quiet rural community set in the Breckland countryside. The village enjoys a convenient position roughly 7–9 miles from Diss to the southeast and 9–10 miles from Thetford to the west, giving residents easy access to larger market towns for shopping, dining, and rail connections. Within the village itself, everyday amenities include a village shop with Post Office, a local pub, and the village hall, which hosts community events and social groups. For families, Garboldisham Church of England Primary Academy serves younger children, while older pupils generally travel to Diss High School or Thetford Academy.

Transport links are predominantly by road: Manor Road connects to the A1066, which links to the A11, providing straightforward routes toward Norwich, Cambridge, and beyond. The nearest railway stations are in Diss and Harling Road, offering services toward Norwich and London. Life in Garboldisham combines the calm of village living with ready access to regional towns, surrounded by open fields, walking paths, and countryside scenery that make the area particularly attractive to those seeking a balance between rural and practical living.



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Garboldisham, Diss

Positioned within the Norfolk village of Garboldisham, conveniently located between the market towns of Diss and Thetford, this detached residence sits on a generous plot, offering both space and potential. Its traditional brick and flint exterior provides enduring kerb appeal, complemented by a brick-weave driveway for off-road parking and a garage for additional storage.

Inside, a welcoming entrance hall, bright and airy, leads to a convenient WC. The heart of the home is the expansive 31ft living room, where a brick-built fireplace with an inset wood burner creates a warm, inviting atmosphere, perfect for relaxing evenings or entertaining friends and family.

Adjacent, a flexible family room, currently used as a dining space, benefits from a large skylight and French doors with side windows, filling the room with natural light and framing views of the garden.

The kitchen combines style and practicality, with quality cabinetry, a central island for casual dining, a range-style oven, integrated fridge/freezer, and space for a dishwasher, alongside a functional utility room to keep life organised.



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Four well-proportioned bedrooms provide comfort and privacy, including a principal suite with a private en-suite, while the family bathroom features a contemporary three-piece suite. The bedrooms have the versatility to be a home office, a dressing room or a playroom for children.

Outside, the property continues to impress with a private, extensive garden. A paved patio offers a perfect spot for al fresco dining, while the sweeping lawn, mature trees, and established hedging create a sense of seclusion, an ideal setting for family life or entertaining.

This beautifully presented home combines adaptable interiors with a generous plot, offering the perfect canvas to create your own vision in one of Norfolk's most desirable villages.

Agents Notes

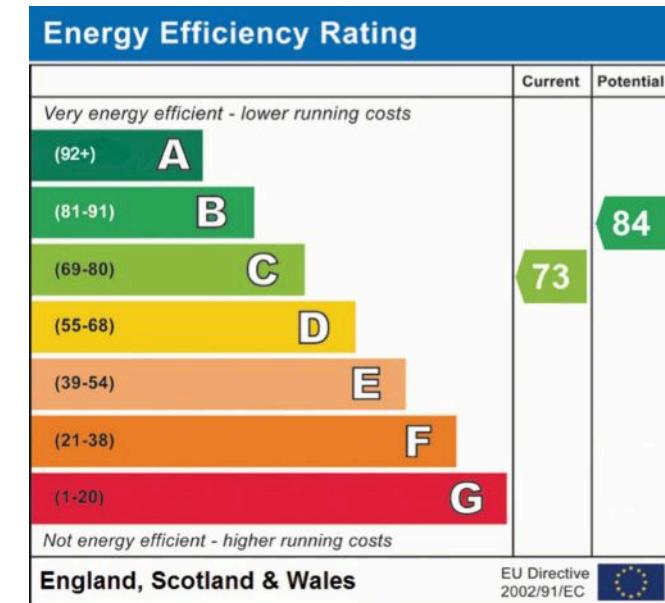
Freehold

Treatment plant, emptied every 18 months.

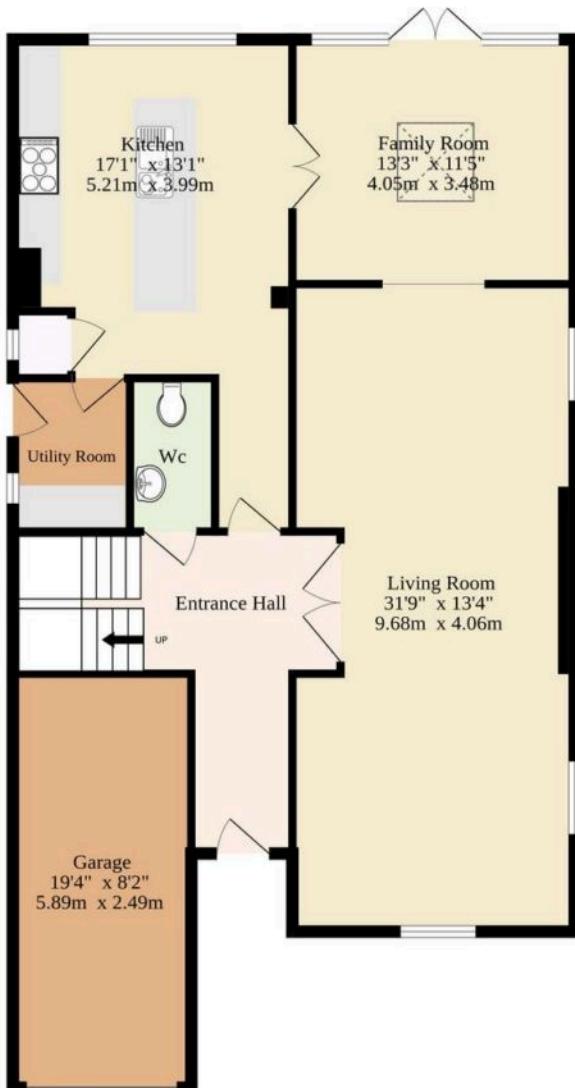
Oil central heating, with a new boiler recently installed.

Electric car charging point.

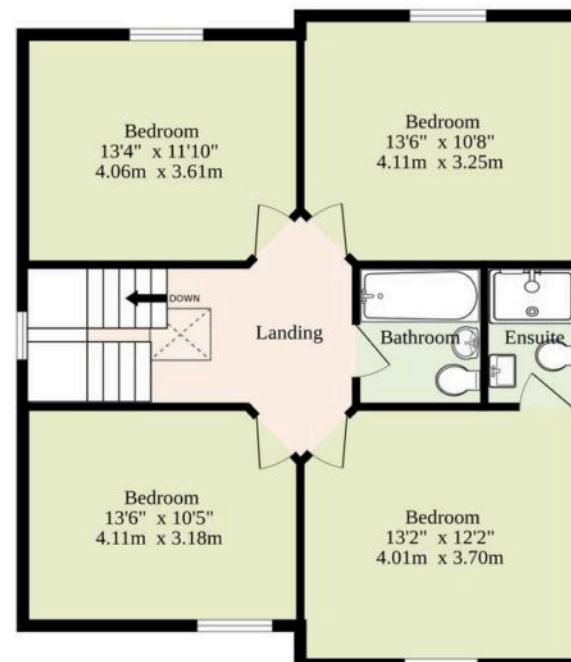
Shared access at the entry point of the driveway.



Ground Floor
1172 sq.ft. (108.9 sq.m.) approx.



1st Floor
720 sq.ft. (66.9 sq.m.) approx.



Total Sqft Includes The Garage.

TOTAL FLOOR AREA : 1892 sq.ft. (175.8 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

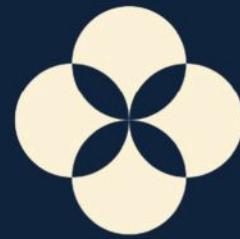
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