



Sleepy Hollows Back Street, Garboldisham

Diss



Minors & Brady

# Sleepy Hollows Back Street

Garboldisham, Diss

Occupying a generous plot within a desirable village setting, this spacious detached bungalow offers flexible and well-balanced accommodation extending to over 1,590 sqft. Positioned on a sought-after road with countryside walks close by and beautiful field views to the rear, the property combines spacious single-storey living with mature gardens, extensive parking and an attached garage.

With four bedrooms, a large lounge diner, conservatory and well-maintained outdoor space, this home is perfectly suited to families or those seeking versatile accommodation in a peaceful location.



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- Detached four bedroom bungalow positioned on a sought-after road within a desirable village setting
- Vendor has found, helping to support a smoother onward move
- Generous lounge/diner extending over 21ft with feature fireplace and direct access to the conservatory
- Well-appointed kitchen offering ample storage and workspace, conveniently positioned off the central hallway
- Four versatile bedrooms, providing flexible accommodation for families, guests or home working
- Family bathroom alongside a separate WC, ideal for busy households
- Bright conservatory overlooking the rear garden and providing an additional reception space
- Mature and well-established rear garden with attractive planting, lawned areas and beautiful field views beyond
- Wrap-around driveway providing extensive off-road parking and access to the attached garage
- Water softener installed and countryside walks available right from the doorstep, while remaining within easy reach of local amenities and transport links

Council Tax band: D

Tenure: Freehold



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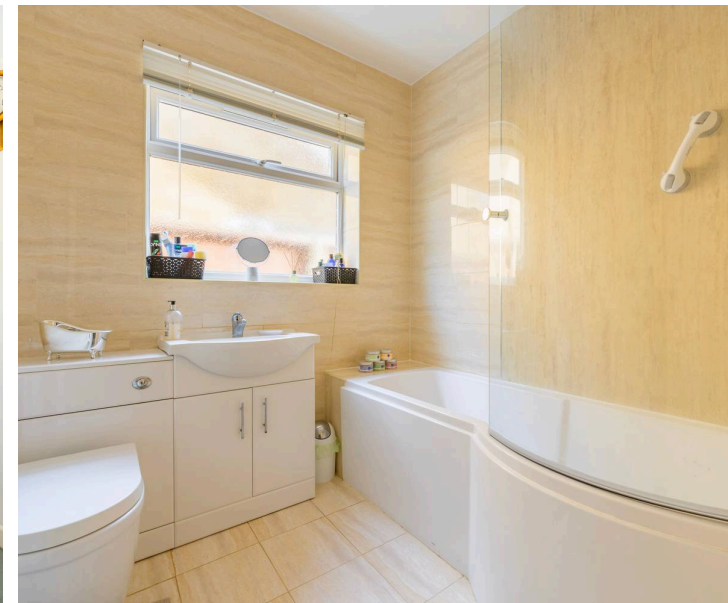
## Location

Located in the village of Bressingham, Sleepy Hollows on Back Street enjoys a picturesque countryside setting on the Norfolk and Suffolk border. The village is perhaps best known for the renowned Bressingham Steam & Gardens, while also benefiting from a strong sense of community and easy access to surrounding rural landscapes. Nearby Diss provides a comprehensive range of amenities including supermarkets, independent shops, cafés, healthcare facilities, and schooling options.

For commuters, Diss railway station offers direct services to London Liverpool Street and Norwich, while the A1066 and A140 provide convenient road connections across the region. Surrounded by open countryside and scenic walking routes, the area offers an excellent balance of rural living and everyday convenience.

## Back Street

The property is approached via a sweeping driveway providing ample off-road parking and access to the attached garage. Stepping inside, a central entrance hall creates a welcoming first impression and provides access to all principal rooms.



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To the rear of the property, the impressive lounge diner serves as the heart of the home. Generously proportioned, this inviting reception space offers ample room for both seating and dining furniture, centred around a feature fireplace. French doors lead directly into the conservatory, a bright additional reception room enjoying attractive views across the rear garden and providing direct access outside.

Adjacent to the living accommodation, the kitchen is fitted with a range of storage units and work surfaces, offering a practical space for day-to-day cooking while enjoying views over the rear aspect.

The bungalow offers four bedrooms, providing excellent flexibility for modern living. The principal bedroom is particularly spacious and positioned towards the front of the property, while the remaining bedrooms can comfortably accommodate family members, guests or those requiring dedicated home office space.



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Serving the accommodation is a family bathroom fitted with a bath, wash basin and WC, complemented by a separate cloakroom WC, adding convenience for both residents and visitors.

Outside, the property continues to impress with its mature and beautifully maintained gardens. The rear garden enjoys a high degree of privacy and features established planting, lawned areas and attractive borders, creating a wonderful environment for outdoor relaxation and entertaining. Beyond the garden, attractive field views provide a picturesque backdrop and reinforce the property's peaceful setting. The wrap-around driveway and garage further enhance the practicality of this impressive home.



## Ground Floor

Approx. 148.3 sq. metres (1595.8 sq. feet)



Total area: approx. 148.3 sq. metres (1595.8 sq. feet)

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.

Plan produced using PlanUp.

# Dreaming of this home? Let's make it a *reality*.



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Branch Manager



Meet *Theo*  
Property Consultant



Meet *Anya*  
Aftersales Progressor

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