

Plot 1, The Woodlands, Garboldisham

£450,000

Minors & Brady

Plot 1, The Woodlands

Garboldisham, Diss

Exclusive development of 24 high-spec homes in Norfolk countryside village. Energy-efficient features, integrated kitchens, generous gardens. Peaceful village lifestyle with easy access to Diss, Thetford, Norwich, London.

- An exclusive development in the heart of Norfolk, offering a rare selection of premium homes
- Enjoy fast access to Diss, Thetford, Norwich, and London, with direct trains to Liverpool Street in under 90 minutes
- Thoughtfully designed homes with open-plan layouts, large rear gardens, and many plots with scenic countryside or woodland views
- All homes come with a 10-year ICW structural warranty and bespoke options depending on the build stage
- Homes feature Air Source Heat Pumps, underfloor heating, and mechanical heat recovery systems for eco-friendly comfort all year round
- Modern shaker style kitchens with integrated appliances including; cooker and dishwasher and solid stone worktops
- All detached homes include 1.5 garages and turfed rear gardens
- Crafted using locally sourced materials and a carefully chosen colour palette to blend seamlessly with the traditional Norfolk setting

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Plot 1, The Woodlands

Garboldisham, Diss

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:













Plot 1, The Woodlands

Garboldisham, Diss

An exclusive development of 24 high-specification homes in the heart of the Norfolk countryside. Featuring energy-efficient Air Source heating, integrated shaker kitchens, generous gardens, and a 10-year ICW warranty. Enjoy a peaceful village lifestyle with excellent local amenities, schools, and easy access to Diss, Thetford, Norwich, and London.

Location

Located in the heart of the Norfolk countryside, **Garboldisham** offers the charm of rural village life with the convenience of excellent connections - making it a superb choice for families seeking space, community, and quality of life. This thriving village is surrounded by open fields, woodland walks, and nature trails, providing an ideal backdrop for children to grow and explore. Garboldisham Primary School, rated Good by Ofsted, sits at the heart of the village, while several highly regarded secondary schools are just a short drive away.

Local amenities include a popular village pub, a community-run shop, and regular local events that foster a welcoming and neighbourly atmosphere. With a strong sense of community and a safe, slower pace of life, Garboldisham is a place where families can truly feel at home.

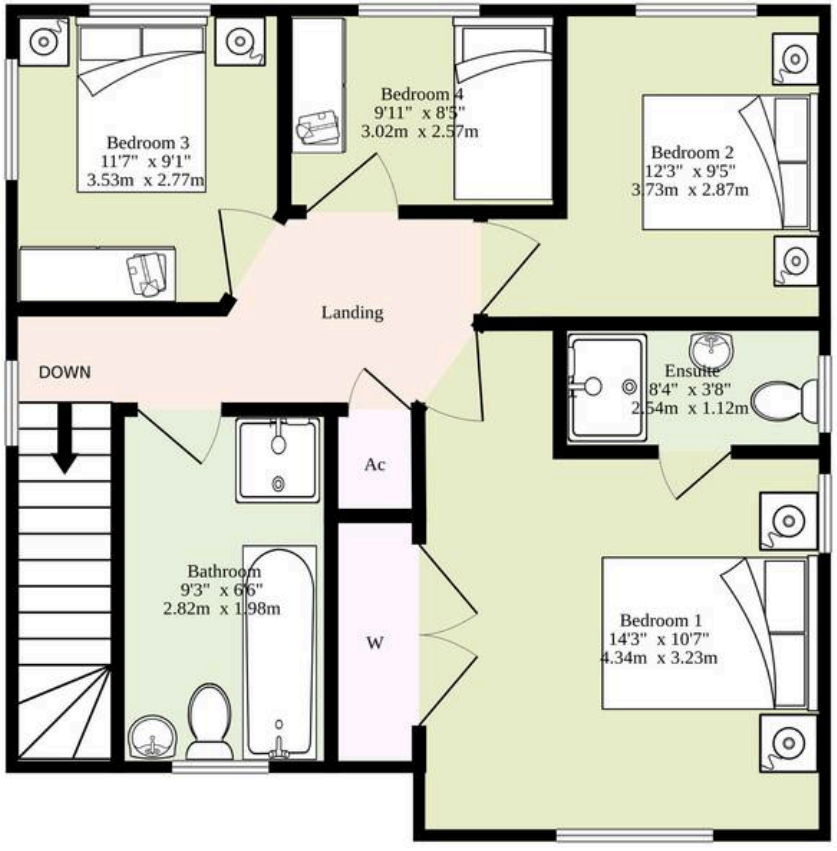
Key transport connections:

- **A1066** runs directly through the village, linking you swiftly to **Diss** (10 minutes) and **Thetford** (15 minutes)
- **Diss Railway Station** (approx. 11 miles) provides direct services to **London Liverpool Street** in under 90 minutes
- Easy access to the **A11**, connecting to **Norwich** and **Cambridge**

Ground Floor
639 sq.ft. (59.4 sq.m.) approx.



1st Floor
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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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Dreaming of this home?
Let's make it a *reality*.



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Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady

Your home, our market

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