

Rowan House The Street, Garboldisham

Guide Price £500,000 - £550,000

Minors & Brady

Rowan House The Street

Garboldisham, Diss

An exceptional detached new-build home backing onto open countryside, delivering over 1,680 sq. ft. of beautifully appointed accommodation within an exclusive development of just seven homes. Occupying a secluded position in the sought-after village of Garboldisham, this impressive four-bedroom residence combines contemporary design, high-specification finishes and outstanding energy efficiency. Designed with modern family living in mind, the property features a stunning shaker-style kitchen/dining room with bi-fold doors, a spacious dual-aspect reception room, and four generous double bedrooms, two of which benefit from en-suite facilities. Outside, a detached double garage, extensive private parking and a generous west-facing garden enjoy uninterrupted rural views and an established tree-lined backdrop. Further benefits include an air source heat pump, underfloor heating, EV charging point, rainwater harvesting and the reassurance of a 10-year structural warranty.

- Exclusive new-build detached home extending to approximately 1,680 sq. ft.,
- Beautifully appointed family bathroom and en-suites finished with full-height porcelain tiling, concealed cistern systems and heated towel rails
- Energy-efficient specification including air source heat pump, underfloor heating to the ground floor, double glazing and modern insulation standards
- Extensive private driveway parking leading to a detached double garage, ideal for multiple vehicles, storage and workshop potential
- Generous west-facing rear garden with patio entertaining area, uninterrupted rural outlooks and an attractive mature tree-lined backdrop

M&B








BOSCH

Rowan House The Street

Garboldisham, Diss

The Location

Located in the well-served village of Garboldisham, positioned on the Norfolk and Suffolk border, this location enjoys an attractive rural setting surrounded by open countryside, farmland, and a network of quiet country lanes, footpaths, and bridleways. The village offers a strong sense of community and provides a range of everyday amenities including a village shop, public house, primary school, village hall, and recreational facilities. The surrounding landscape creates an ideal environment for walking, cycling, and enjoying the outdoors, while the village's welcoming atmosphere continues to make it a popular choice for families, professionals, and those seeking a quieter pace of life.

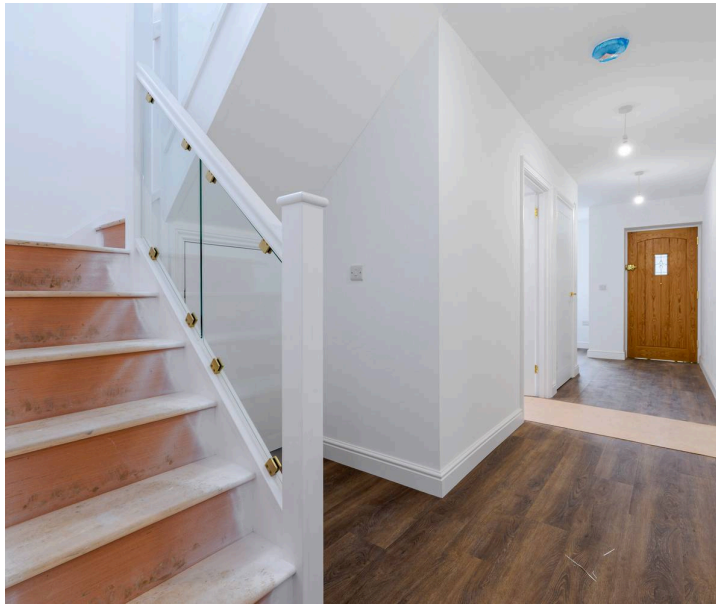
Despite its rural appeal, Garboldisham is exceptionally well-connected. The nearby market town of Diss offers an extensive range of facilities including supermarkets, independent retailers, cafés, restaurants, healthcare services, leisure facilities, and both primary and secondary schooling. The town's mainline railway station provides regular services to Norwich, Ipswich, Cambridge, and London Liverpool Street, making the area particularly attractive to commuters.

For families, the village benefits from a well-regarded primary school and a community-focused environment, with local events and recreational groups helping to foster a neighbourly atmosphere. The combination of countryside surroundings, practical amenities, and convenient access to larger towns creates a balance that appeals to a wide range of buyers.

M&B















Rowan House The Street

Garboldisham, Diss

The Street, Garboldisham

The ground floor is centred around a spacious entrance hall, with a dedicated study area providing an ideal space for home working. A practical utility room and cloakroom/WC enhance everyday convenience, while the heart of the home is undoubtedly the impressive kitchen/dining room. Finished with shaker-style cabinetry, solid stone worktops, integrated appliances and ample storage, this superb entertaining space features bi-fold doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

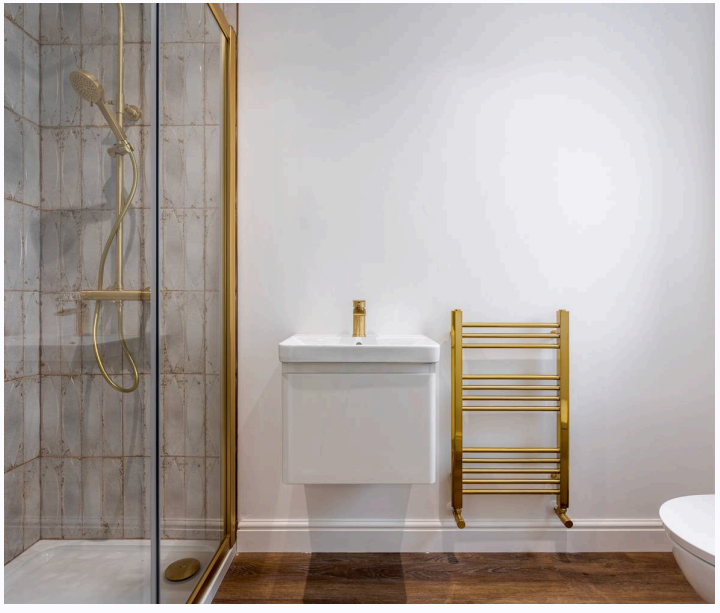
Equally impressive is the generous dual-aspect reception room, flooded with natural light and offering excellent flexibility for both family life and entertaining guests.

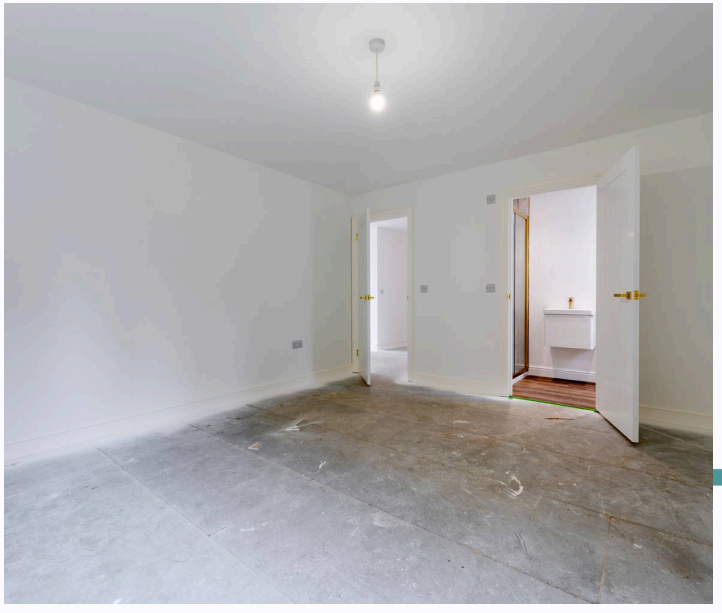
The first floor hosts four well-proportioned double bedrooms, providing comfortable accommodation for growing families. The principal bedroom and second bedroom both benefit from stylish en-suite facilities, whilst the remaining bedrooms are served by a beautifully appointed family bathroom.

Positioned away from the road for added privacy, the property is approached via a generous shingled driveway providing extensive off-road parking and access to a detached double garage. Landscaped front gardens create an attractive first impression, while the enclosed rear garden has been predominantly laid to lawn with a spacious patio area perfectly suited to outdoor dining and entertaining.









Rowan House The Street

Garboldisham, Diss

Enjoying a desirable westerly aspect, the garden captures afternoon and evening sunshine whilst benefitting from uninterrupted views across the surrounding countryside. Additional features include an EV charging point, pedestrian access to the garage and rainwater harvesting.

GENERAL: • ICW 10-Year Structural Defects Insurance Policy
- Air Source Heat Pump
- Underfloor heating to the ground floor
- Flush casement windows
- Rainwater harvesting system
- EV charging point

ENTRANCE HALL: • High-quality herringbone LVT flooring

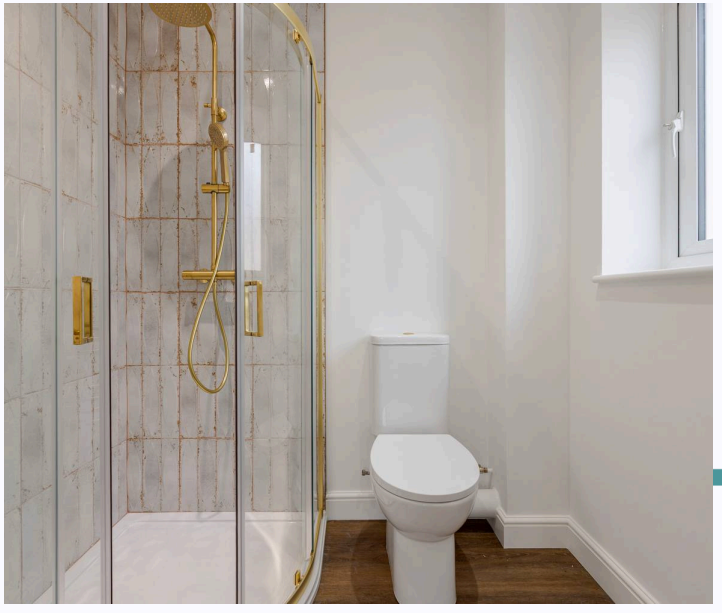
KITCHEN/DINING ROOM: • Shaker-style kitchen
- Brushed chrome handles
- Chrome-effect taps
- Solid stone worktops with undermounted sink
- Integrated induction hob with extractor
- Integrated oven and combi oven
- Integrated dishwasher
- Integrated fridge/freezer
- High-quality herringbone LVT flooring
- LED spotlights

M&B









Rowan House The Street

Garboldisham, Diss

RECEPTION ROOM: • Bright dual-aspect design
• High-quality herringbone LVT flooring
• Built-in satellite TV and telephone connections
• Central pendant lighting

BEDROOMS: • Four generous double bedrooms
• En-suite facilities to two bedrooms
• High-quality plush carpets
• Central pendant lighting

BATHROOMS & EN-SUITES: • Full-height porcelain tiled walls
• High-quality herringbone LVT flooring
• Concealed cistern systems
• Heated electric towel rails

EXTERNAL: • Detached double garage
• Extensive private parking
• Generous enclosed rear garden laid to lawn
• Spacious patio seating area
• Westerly-facing aspect
• Pedestrian access to garage
• Rural countryside outlook to rear

Agent's Note

This property is freehold and benefits from private drainage via a treatment plant.

Heating is provided by an air source heating system.

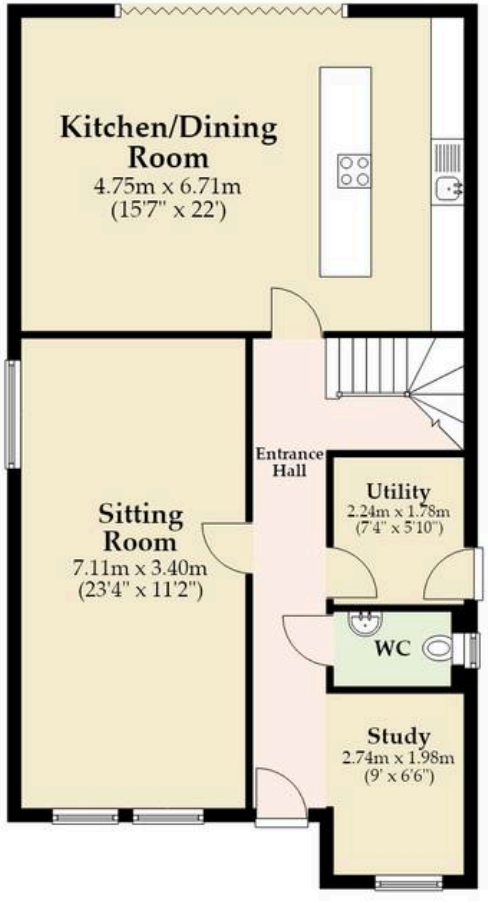
The EPC rating and Council Tax band are both to be confirmed.

M&B



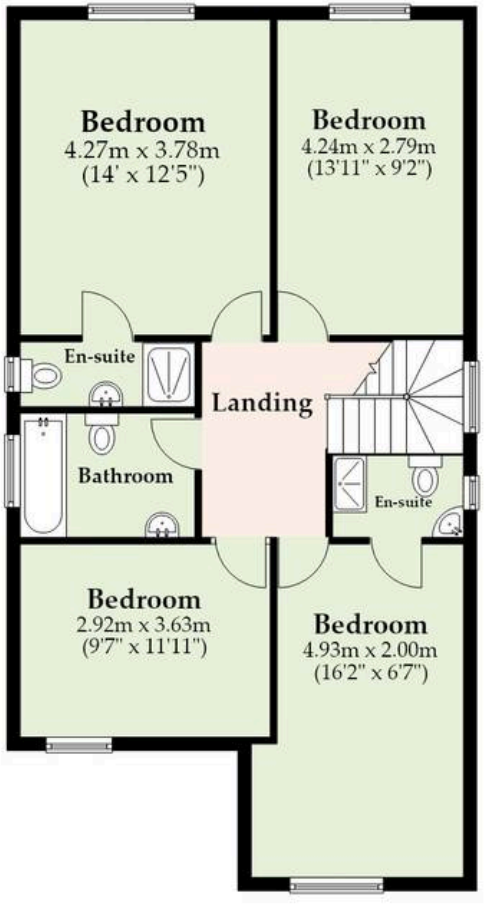
Ground Floor

Approx. 82.1 sq. metres (883.7 sq. feet)



First Floor

Approx. 74.9 sq. metres (805.9 sq. feet)



Total area: approx. 157.0 sq. metres (1689.6 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.

M&B

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



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market

diss@minorsandbrady.co.uk 01379 771444 46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk