

11 Thomas Bole Close, Garboldisham

Minors & Brady

11 Thomas Bole Close

Garboldisham, Diss

Offering well-balanced accommodation, three bedrooms, and a spacious enclosed rear garden, this attractive home presents an excellent opportunity for buyers seeking comfortable village living. The property benefits from a practical layout arranged over two floors, with inviting reception space, a well-presented kitchen, and a separate ground-floor WC. Upstairs, three bedrooms are complemented by a family bathroom, providing flexibility for a range of household requirements. Externally, the enclosed rear garden offers a pleasant space for outdoor enjoyment, while the addition of owned solar panels provides the potential to generate income.

- Three-bedroom end-of-terrace home
- Spacious sitting room with fireplace
- Well-presented fitted kitchen
- Two generous double bedrooms
- Versatile third bedroom or home office
- Family bathroom with shower over bath
- Separate ground-floor WC
- Spacious enclosed rear garden
- Owned solar panels with income potential
- Village location on the Norfolk and Suffolk border

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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.

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Key transport connections include:

- The A1066 provides direct routes to Diss and Thetford, both offering a wider range of shopping, leisure, and employment opportunities.
- Diss Railway Station offers regular mainline services to Norwich, Ipswich, Cambridge, and London Liverpool Street.
- Easy access to the A11, providing connections towards Norwich, Cambridge, and the wider national road network.
- Local bus services operate between surrounding villages and nearby towns.

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Upon entering, the porch leads through to the entrance hall, which provides access to the ground-floor accommodation and staircase to the first floor. The spacious sitting room is a particularly inviting reception space, featuring a fireplace and plenty of room for both relaxing and entertaining. To the rear, the kitchen is nicely presented, offering a good range of fitted units and worktop space, with room for the necessary appliances.

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The first floor comprises three bedrooms, with two well-proportioned double bedrooms providing comfortable accommodation. The third bedroom is smaller in size and would make an ideal home office, study, or dressing room, depending on individual requirements. Completing the internal accommodation is the family bathroom, fitted with a bath and shower over, alongside a wash basin and WC. There is also a separate ground-floor WC for added convenience.

Externally, the property benefits from a spacious, enclosed rear garden, providing a good degree of privacy and a pleasant outdoor space to enjoy throughout the warmer months.

Agent's Note

This property will be sold freehold, and is connected to mains electricity, water and drainage.

The solar panels on this property are owned outright and have the potential to generate income.

Council Tax Band: C

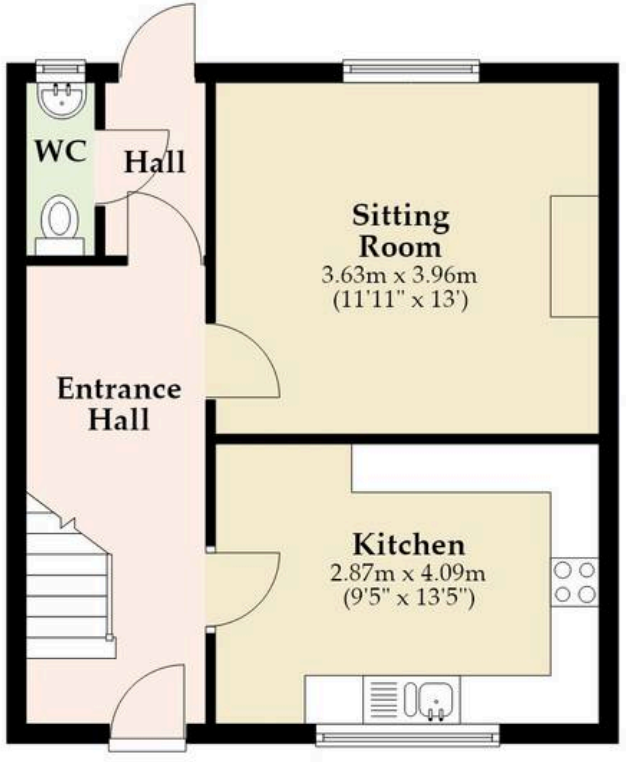






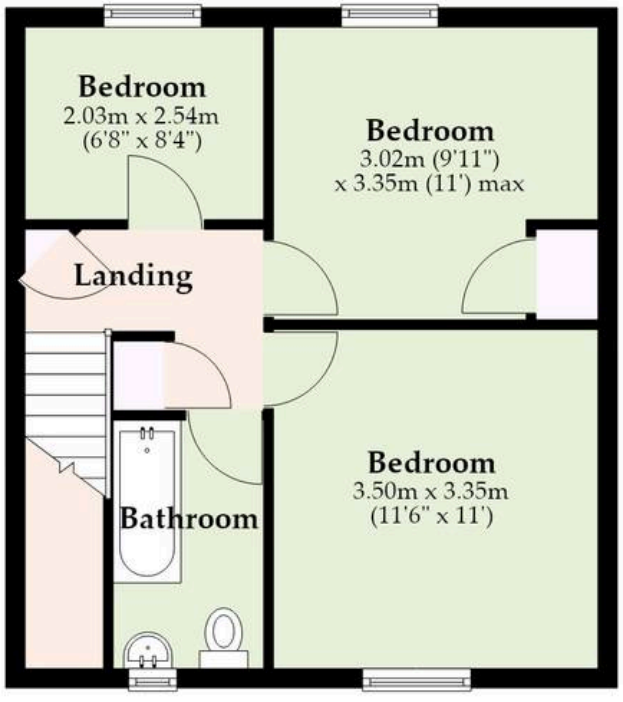
Ground Floor

Approx. 39.5 sq. metres (424.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 78.9 sq. metres (849.7 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.

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Let's make it a *reality.*



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Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market

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