



EMMA'S COTTAGE
MANOR ROAD, GARBOLDISHAM, IP22 2SG



An attractive and charming detached house approaching 2000 sq. ft. on the edge of the popular village of Garboldisham with well-presented accommodation.

The property is a charming and well-presented detached home approaching 2000 sq. ft. with delightful a delightful brick and flint front facade. The accommodation is spacious, versatile and well-arranged.

It is approached from the road with a driveway to the front and an integral garage. The front door leads to a spacious hall with double doors to impressive sitting room which is 31'9 in length and could easily be multi-functioning. There is a central fireplace with woodburning stove. There is an excellent layout to the ground floor, making it perfect for entertaining. The sitting room opens into the dining room with roof lantern and French doors to the garden. There are double doors to the superbly fitted kitchen/breakfast room. It has a comprehensive range of wall and base units, large island and integrated appliances. There is a useful separate utility room and a ground floor cloakroom. On the first floor is a spacious landing leading to all four double bedrooms. The principal bedroom has a well-appointed ensuite shower room and

there is a family bathroom.

Immediately to the rear of the house is a large paved patio for alfresco dining and steps up to the garden. The garden is a delightful feature of the property and divided into two main areas that are largely laid to lawn.

SERVICES

Oil fired central heating. Mains water and electric with drainage via a private treatment. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)

LOCAL AUTHORITY

Breckland District Council - Council Tax Band – D

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.



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FLOOR PLAN



TOTAL FLOOR AREA: 1914 sq.ft. (177.8 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, appliances and apparatus shown have not been tested and no guarantee is given for their operation or efficiency, save as shown.
 Made with AutoCAD 2008

LOCATION

Garboldisham is a popular village with a pub, Post Office/ village stores, two churches and its own Primary school. There are good road links to Bury St Edmunds and Diss, which offers a greater range of shops and services and a mainline rail way to London Liverpool Street and Norwich.

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IMPORTANT NOTICE

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