

Wisteria Cottage

90, Back Street Garboldisham, Diss, IP22 2SD





A beautifully presented three-bedroom detached period property situated along Back Street in Garboldisham, offering a combination of traditional character, stylishly decorated accommodation, generous outside space and an impressive range of outbuildings.

The property benefits from a versatile layout, off-road parking and a substantial detached home studio which has been thoughtfully equipped, making it ideal for those seeking additional workspace, a home office or an entertaining space away from the main house.

The ground floor centres around a welcoming main sitting room, providing a generous and comfortable reception space, complete with a wood burner creating an attractive focal point. A separate dining room offers further flexibility and could equally lend itself to use as a snug, reading room or additional reception space, depending on individual requirements. The kitchen is conveniently positioned off the entrance hall and provides a practical space for everyday use, while a ground-floor WC adds further convenience. The interior has been beautifully decorated throughout, creating a particularly attractive home that is ready to enjoy.

To the first floor, there are three well-proportioned double bedrooms, offering comfortable accommodation for families, guests or those requiring additional space for home working. The bedrooms are served by a family bathroom fitted with both a bath and separate shower, completing the first-floor accommodation.

Outside, the property enjoys a generous rear garden, thoughtfully arranged over several tiers to create a variety of distinct spaces for relaxing, entertaining and gardening. A particularly impressive feature of the outdoor space is the detached home studio, which offers excellent versatility and has been equipped with a projector, oak worktops, fitted units, chest freezer, fridge, water, heating and power, together with a wired Ethernet connection and WiFi. This superb additional space lends itself to a range of uses, whether as a home office, gym, leisure room or dedicated cinema room. Further benefits include a useful shed/store and off-road parking with an electric vehicle charging point.

3	2	1				8.5 Miles	EPC





Location

Garboldisham is a village situated on the Norfolk and Suffolk border, offering a peaceful village setting surrounded by attractive countryside. The village provides a range of local amenities, with further facilities, shops, schools and services available in the nearby market towns of Diss and Thetford. The surrounding area is well suited to those who enjoy countryside walks and outdoor pursuits, while road connections provide access to the wider region.

Services

LPG heating system. Mains water and electricity. Private drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

Local Authority

Breckland Council

Council Tax Band E

Energy Performance

EPC - E

Viewing

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

Building Consultancy

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact the team directly.



















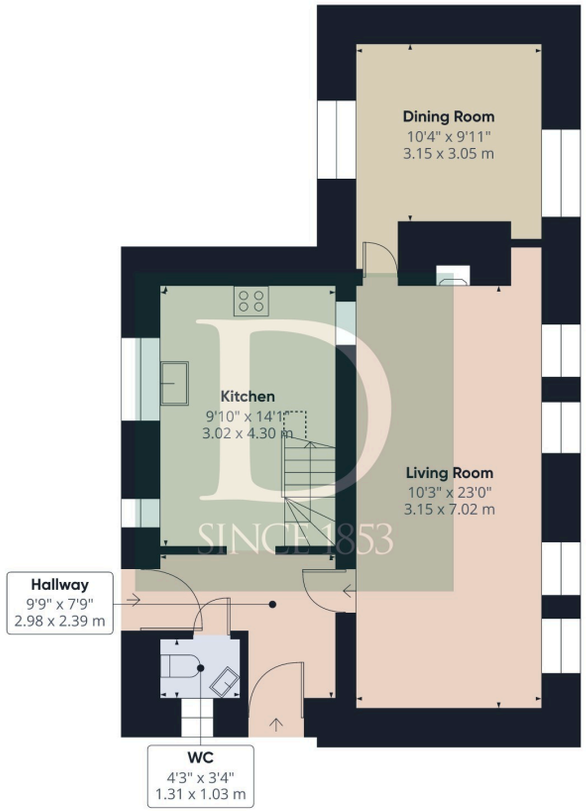
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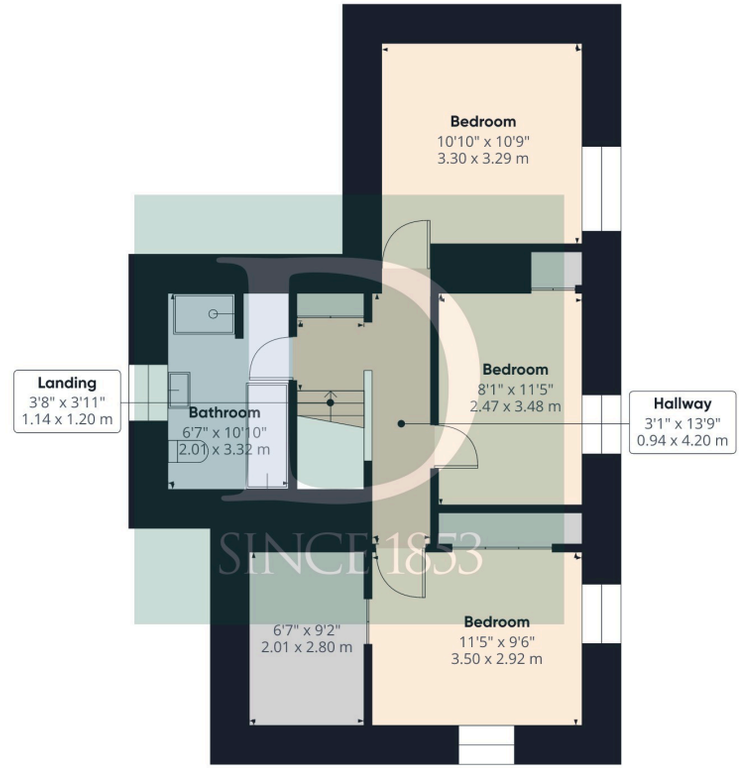








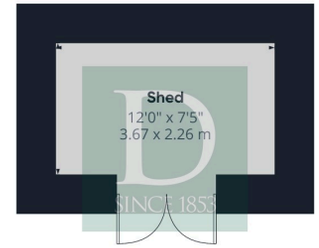
Ground Floor Building 1



1st Floor Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

1453 ft²

135.1 m²

Reduced headroom

59 ft²

5.5 m²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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CONTACT US

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