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Old Forge Court,
Brockdish, Nr Harleston, Norfolk

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ESTATE AGENTS

Harleston – 5.7 miles
Diss Station – 6.2 miles
Norwich – 26 miles

Old Forge Court, Brockdish

Beautifully presented semi-detached 'cottage style' house built in 2001 and situated in a tucked away position in the centre of this popular village. The property offers well proportioned accommodation including two double bedrooms and benefits from single garage, sunny, south-west facing rear garden and no onward chain.

Accommodation comprises briefly:-

- Spacious Entrance Hall
- Cloakroom
- Sitting/dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Single Garage and Driveway Parking
- Enclosed Private Rear Garden
- Popular Village Location
- Walking distance from 'Brockdish Kings Head'
- No onward chain



The Property

A timber front door leads into a spacious entrance hall with plenty of space for hanging coats and window to the front aspect. A door leads into the cloakroom with window to the front, low level WC and wash basin. The sitting room is lovely and bright with double doors leading out to the rear garden, further window overlooking the garden, stairs leading to the first floor, wood laminate flooring and opens into the kitchen. The kitchen is well fitted with a range of matching wall, base and drawer units and wood effect work surfaces. There is a built-in electric oven with gas hob and extractor over, stainless steel single drainer sink, space and plumbing for washing machine and space for fridge/freezer. A window overlooks the garden to the rear and cupboard houses the gas fired central heating boiler. Stairs rise from the sitting room to the first floor landing with two windows to the front aspect, access hatch to loft space and airing cupboard housing hot water tank with slatted shelving. There are two double bedrooms with windows to the rear aspect and the family bathroom completes the accommodation and comprises bath with shower over, low level WC, pedestal wash basin and window to the front aspect.

Outside

The entrance to Old Forge Court is just off The Street and the property is the first on the left hand side. A brickweave driveway leads to the single attached garage with up and over door, power and light connected and personal door leading to the rear garden. There is a small garden to front. The attractive rear garden is fully enclosed by timber fencing and offers a good degree of privacy. The garden is mainly laid to lawn with well stocked borders and facing the south west, enjoys a lovely sunny aspect. A paved terrace leads out from the sitting room and makes it an ideal area for outside dining in the summer months.



Location

The property is located close to the centre of the sought after village of Brockdish, which benefits from a thriving pub/café/restaurant, The Old Kings Head. Buses pass through the village hourly and allow access to both Harleston and Diss. Diss with its 90 minute direct link to London Liverpool Street is located some six miles away whilst nearby Harleston boasts an impressive array of independent retailers plus doctors surgery, post office, chemist, various coffee shops and a delicatessen. Harleston is well known for its popular Wednesday market with free parking and excellent local schooling.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless otherwise specified in our details), but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating.
Mains electricity and drainage.
Energy Rating - C

Local Authority:

South Norfolk District Council

Council Tax Band: B

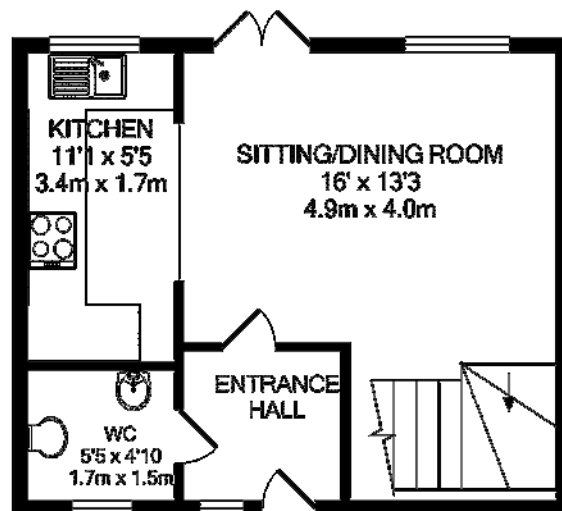
Postal Code: IP21 4JE

Tenure

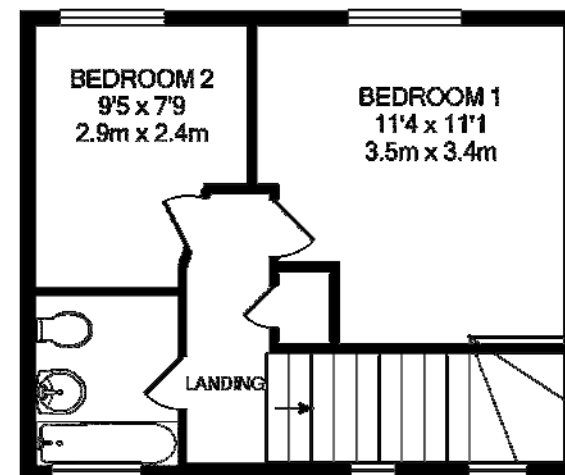
Vacant possession of the **freehold** will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.



GROUND FLOOR
APPROX. FLOOR
AREA 300 SQ.FT.
(27.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 293 SQ.FT.
(27.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Guide Price: £225,000

To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Norwich City Centre	01603 859343
Diss	01379 644822
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Beccles	01502 710180
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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