

WILD

THYME

GROVE ROAD, BROCKDISH, IP21 4JP



A substantial detached family home located in the popular village of Brockdish and is being offered with no onward chain. The property offers versatile accommodation with a one bedroom annexe which could be suitable for dual generation living.

Front door opens into the entrance hall with stairs rising to the first floor there are double doors opening into a large and inviting sitting room with a feature fire place housing the wood burning stove from the sitting room there are double doors opening into the conservatory which is a great space which overlooks the rear garden with doors opening onto it there are also doors that open into the dining room where there is a window to the rear aspect overlooking the garden and a door taking you through to the kitchen/breakfast room which has a stable door leading to the outside good amount of work surface for white goods and an electric oven. Finishing off the ground floor there is a Study which could also be used as a ground floor bedroom there is also a cloakroom. On the first floor you will find a spacious landing with doors leading to two double bedrooms both with fitted wardrobes. Family bathroom and the largest bedroom where there is a stair case taken you to the loft room and also has an en-suite bathroom. The loft room is a great space with velux windows. The self

contained annex has an open plan kitchen/sitting room where there are sliding doors which open onto a rear terraces. Finishing off the annex accommodation there is a double bedroom with an en-suite bathroom.

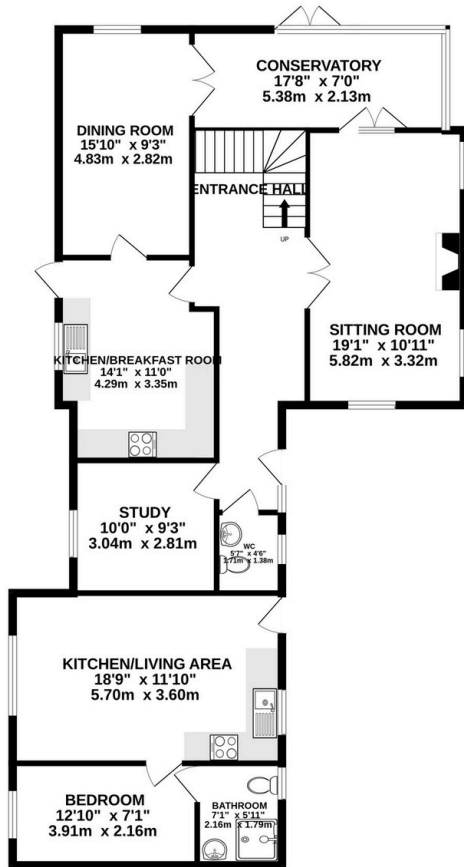
Outside the property is approached via a shared gated and walled entrance with the left hand section being owned by the property and the right by the neighbour. There is off road parking to front of the property. The rear garden is a wonderful attribute to the property. It is set over multiple levels and set into the bank. There is a rear terrace with a summer house, shed and access to the front driveway. You have access around the other side to the of the property leading to the annex. Steps leading up to the middle section paved section you will find timber shed and ideal spot for alfresco dining. There are steps up to the top of the garden giving you a charming view of the rear of the property and the village beyond.



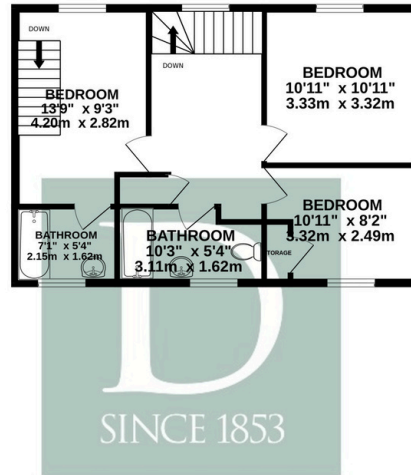


## FLOOR PLAN

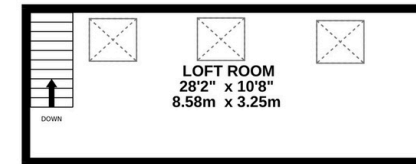
GROUND FLOOR  
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



2ND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 2100 sq.ft. (195.1 sq.m.) approx.

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.  
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### LOCATION

Brockdish is set north of the river Waveney just off the A143 making it very convenient for access to the market towns of Harleston and Diss. Brockdish is approx. 4 miles to Harleston. Harleston is a thriving market town with many historical buildings and an excellent range of independently owned shops and a supermarket, doctors, dentists and veterinary surgery, schools to GCSE level, 2 hotels, a number of cafes, restaurants and pubs. Brockdish to Diss is approx. 7 miles. Diss train station has a mainline rail link to London Liverpool Street. Brockdish to Norwich is approx. 26 miles and is the principal shopping and commercial centre for the County.

### SERVICES

Gas central heating. Mains drainage, water and electric. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

### LOCAL AUTHORITY

South Norfolk District Council  
Council Tax Band E

### ENERGY PERFORMANCE

TBC

### VIEWING

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

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