



51 Norwich Road  
Tacolneston | Norfolk | NR16 1BY

FINE & COUNTRY

# PACKED WITH POTENTIAL



“In the same family for many years, this is a home that’s seen plenty of good times and fun gatherings. Sitting in a large, private plot in a friendly South Norfolk village, it offers all the advantages of village life with easy access to Norwich, main roads and transport links.

A great home in which to raise a family, or a lovely place to retire, there’s scope to put your own stamp on the property and to put down roots in this truly lovely location.”





# KEY FEATURES

---

- A Detached Family House, offering Plenty of Scope for Improvement situated in the Sought After Village of Tacolneston
- Four Bedrooms and a Bathroom on the First Floor
- Kitchen with Pantry, Separate Utility and Ground Floor WC
- Two Reception Rooms and a Conservatory
- Large Mature Garden with Patio Area, Large Storage Shed and Greenhouse (The Plot is to be measured by Darren)
- Two Large Single Garages along with Plenty of Parking on the Gated Driveway
- The Accommodation extends to 1,896sq.ft
- Energy Rating: D

If you're looking for a home you can make your own and settle down, this will fit the bill. On a very good size plot, the spacious property could be further extended if required and you'd still have a really generous garden. It's peaceful and relaxing here, but you can walk to the pub, the village hall and the playing field, or head out and about across the area to explore the surrounding countryside, nip up to Norwich or travel out of the area on the nearby A11.

## For The Long Term

The property has been in the same family since 1969, when the current owner moved here with his parents. Prior to that it had just one owner – the mother of the builders, who lived next door at the time. Back then the house needed a lot of work, and the owner's family carried out a huge renovation, installing central heating, adding running water, and other things that we take for granted these days. Over the decades, the family has continued to upgrade and improve their home, with recent improvements including rewiring of the lighting, uPVC double glazing, a new sunroom, front porch and additional garage. The old well can still be found outside the kitchen window, although it's been made safe as the owner has grandchildren. And the garden, once requiring considerable effort to make your way through all the overgrowth between one end and the other, was cleared and has been mainly laid to lawn for easy maintenance.







# KEY FEATURES

---

## Family Friendly

This welcoming home has been enjoyed by three generations of the same family and has worked well at every stage. The kitchen has a large pantry and is part open to the dining room, where you can comfortably seat 10 for dinner, and on occasion a rather friendly 14. You can also open the sunroom and sitting room when entertaining in summer, with the garden room doors leading outside. From here you can watch deer wander through the garden, or pheasants passing by, as well as an enormous variety of garden birds. The views from upstairs are even better, stretching out over the surroundings. There are four bedrooms up here, all with a nice outlook either over the front garden with mature trees and hedges beyond, or over the rear garden.

## Convenience In The Countryside

You have a wonderfully secluded plot here, with an oak tree standing over 100 feet tall and with mature hedging screening the garden. A magnolia bursts into life each spring at the front and catches the eye when you return home. Although the plot is large, it only takes around 30 minutes to mow the lawn using a ride on mower, which the owner finds very relaxing – it's also been a great hit with his grandchildren! The family have been active in the community and were part of the team who worked hard fundraising to build the village hall. Today the hall hosts groups and events and sits next to a recreation ground that's ideal for little ones. There's a social club at one end of the village and a pub at the other, both within walking distance, as well as a primary school. You're near to the A11 and A140, so it's easy to get out and about – many village residents commute to either London or Cambridge, with trains from Diss and Wymondham stations respectively. The owner remembers his high school bus stopping outside the house to pick him up whenever he was late, which he says was most of the time!

































# INFORMATION

---



## On The Doorstep

Tacolneston is situated 10 miles from the City of Norwich and has a variety of amenities including a primary school, village store/post office, two public houses and a church. Tacolneston is a long village straddling the B1113 and within a Conservation Area.

## How Far Is It To?

The historic cathedral city of Norwich sits 10 miles to the north east and has a wide range of shops, theatre, schools, art galleries as well as sporting and other leisure facilities along with an International Airport and main line rail link to London. This is a thriving financial and business community. The neighbouring market towns of Wymondham and Attleborough also have excellent shopping, schooling and leisure facilities. Diss, approximately 16 miles to the east, offers a wide range of local amenities including an excellent train service to London Liverpool Street.

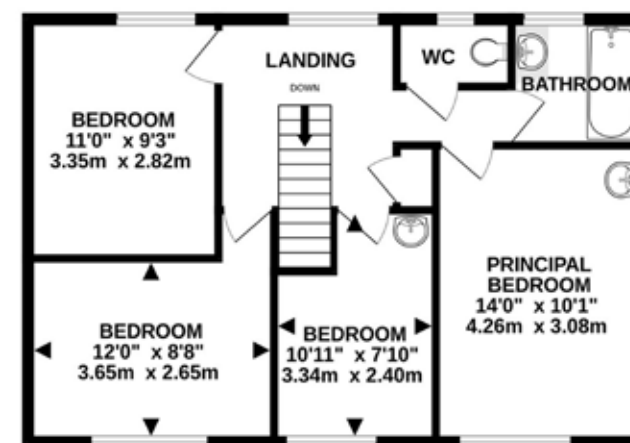
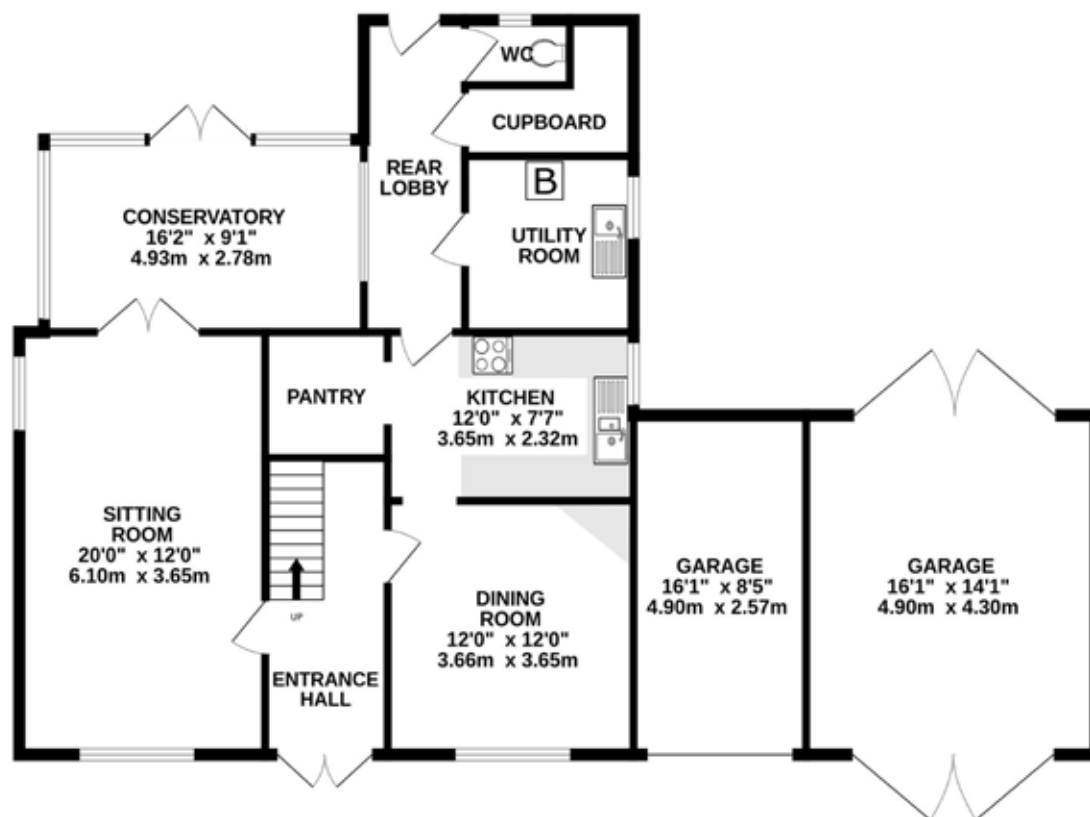
## Directions

Leave Norwich heading south via the Ipswich Road (A140), as you leave the city turn right at the traffic lights onto the B1113 signposted Mulbarton. Continue on this road for approximately 7 miles passing through the villages of Swardeston, Mulbarton, Bracon Ash and Fundenhall. On entering the village of Tacolneston the property will be found after a short distance on the right hand side clearly displaying a For Sale Board.

## Services, District Council and Tenure

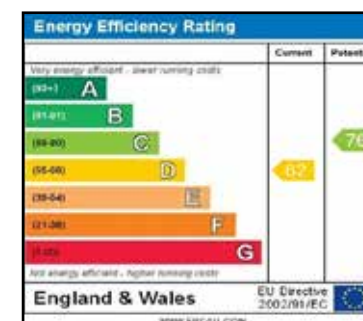
Oil Central Heating, Mains Water, Mains Drainage  
Broadband Available - vendor uses Plus Net  
Mobile Phone Reception - varies depending on network provider  
Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability  
South Norfolk District Council - Tax Band D  
Freehold





TOTAL FLOOR AREA : 1896 sq.ft. (176.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
Made with Metropix ©2025



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



follow Fine & Country Norwich on



Fine & Country Norwich  
12-14 Queen Street, Norwich, Norfolk, NR2 4SQ  
01603 221888 | [norwich@fineandcountry.com](mailto:norwich@fineandcountry.com)

