



I Manor Farm Bungalow
Diss Road
Tibenham
NR16 1QF

Asking Price: £585,000





- Detached, modern family home
- Immaculately presented
- 4 bedrooms (flexibility with use of rooms)
- Norfolk countryside views
- Air Source heat pump
- Build around 3 years ago
- Stylish kitchen with spotlights and AEG Oven and hob
- Beautifully landscaped garden

Location

Tibenham is a rural, South Norfolk village located 6 miles to the north of Diss. The village is well supported by neighbour villages, such as New Buckenham and Bunwell, whilst the small town of Long Stratton is also close by and benefits from a good range of amenities including shops, supermarket, public houses and take away's. Diss is the nearest larger town and as you would expect, caters for a wider range of needs, including primary and secondary school, as well as useful transport links, such as main line railway station into Norwich, Ipswich and London Liverpool Street.





The Property

Modern detached family home built around 3 years ago. The property is neutrally decorated and offers immaculate accommodation throughout. The stand out 'social' kitchen / diner is a lovely, bright space with crisp spot lights, number of fitted units and range of built-in appliances alongside an AEG oven and hob. The living room has a cylindrical wood burning stove, French doors stepping out onto the stunning, sunny garden and has a window to side which frames a beautiful countryside view. A ground floor bedroom supports the remaining three double bedrooms on the first floor, with bedroom 1 having an en-suite shower room.

Outside

A large driveway to front can cater for a number of vehicles, with the detached garage and its electric roller door allowing further secure parking or storage space. The rear garden is a delight; landscaped with various flowers and shrubs bordering a well-kept lawn. The paved patio provides an ideal place to BBQ, dine, or simply relax and enjoy to afternoon sunshine. Beyond the left side and rear boundary is far reaching countryside (The Tas Valley).

Services

Mains electricity, water are connected. Air source heat pump. Private drainage.

How to get there – What3words:

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Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: D

Ref: 2/19546/RM


Important Notice

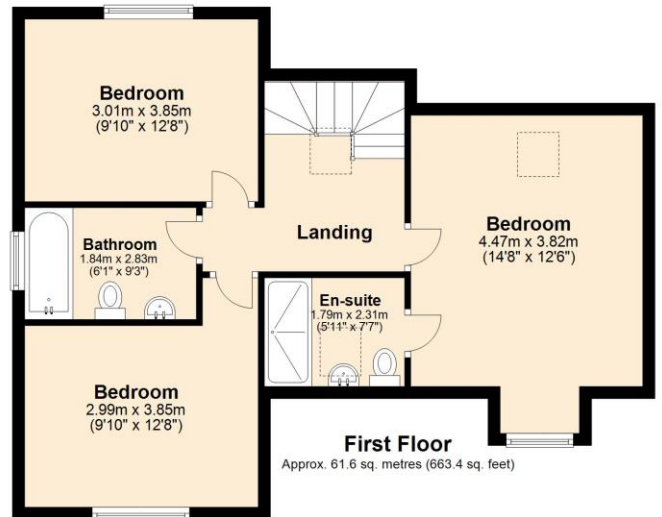
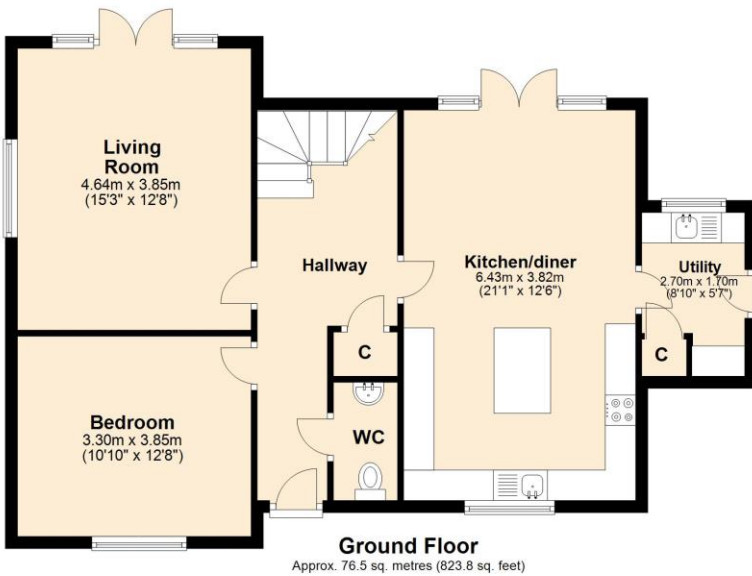
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

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