



Rowan House  
52 Norwich Road  
Tacolneston  
NR16 1BY

Guide price : £425,000







- Detached House
- Five bedroom
- solar panel
- Garage
- Oil fired central heating
- Four reception rooms
- Set back from road and offering large garden
- Offered with no onward chain

### Location

Tacolneston, is a beautiful village just 11 miles south of Norwich on the B1113. There are local amenities in Tacolneston, including the 'Jolly Farmer' public house, 'The Pelican' guest house and Chinese take away. Neighbouring Mulbarton and Long Stratton offer other useful 'day to day' facilities. The well served market town of Wymondham is within easy reach, offering a range of restaurants, cafe's and shopping facilities. The area also benefits from excellent schooling, with Wymondham High and the 'outstanding' Ofsted rated Forncett St Peter Primary and Wymondham College close by. There are various transport links to Norwich, Cambridge and London direct via the A11 and train stations at Wymondham, Diss and Attleborough.







## The property

Situated discreetly back from the road, this impressive detached house offers both privacy and potential. Set within a large, secluded garden, the property boasts an array of spacious living areas, ideal for family life and entertaining. The ground floor features a generous lounge, a formal dining room, a second lounge, and a study—providing flexibility to suit your needs. While the kitchen is currently dated, it offers the opportunity for a contemporary renovation to create the perfect culinary space.

Additionally, a ground floor shower room enhances convenience for family and guests. Upstairs, the property includes a substantial main bedroom and a large second bedroom, with an adjacent room that could easily be converted into a luxurious dressing room with an ensuite. Two further well-sized bedrooms and a family bathroom complete the upper floor. This property is ripe for modernization and offers the perfect canvas for creating a dream home in a tranquil setting. With its generous proportions and potential for improvement, it represents a fantastic opportunity for those looking to add their personal touch.

## Outside

The property has a large garden at the rear, predominantly laid to lawn with secure fencing along the boundaries, creating a perfect space for outdoor activities and relaxation. To the front of the property there is a driveway leads to a brick-built garage and ample parking space for several vehicles, ensuring convenience for residents and visitors alike

## Service

Mains electricity, oil fired central heating and mains drains.

## How to get there – What3words:

Bounded.assume.crypt

## Viewing

Strictly by appointment with TW Gaze.

**Tenure: Freehold**

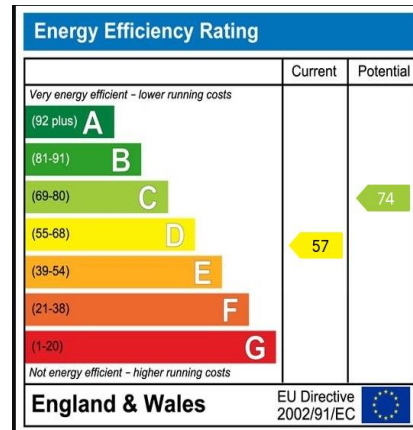
**Council Tax Band: F**

**Ref: 2/19658/LK**





Total area: approx. 224.8 sq. metres (2419.9 sq. feet)



**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

**Important Notice**

TW Gaze for themselves and for their Client give notice that:-

- The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
  - All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
  - No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
  - No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.
  - It should not be assumed that the property has all necessary planning, building regulation or other consents.
  - TW Gaze have not tested any service, equipment or facilities.
- While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

rural@twgaze.co.uk  
www.twgaze.co.uk

