



The Green | Tacolneston | NR16 IEA
Guide Price £500,000

twgaze

The Green | Tacolneston | NR16 1EA

Guide Price: £500,000 - £525,000 - No onward chain. Great blend of original 17th century character and modern style living. Spacious kitchen/dining area. Cosy, formal sitting room with prominent Inglenook fireplace. 3 bedrooms, however flexible use of accommodation. Mature garden with countryside views.

- Guide Price: £500,000 - £525,000
- Extended 17th century
- Contemporary extension with cleverly designed glazed aspects.
- Prominent Inglenook fireplace
- Countryside views
- No onward chain
- grade II listed thatched Cottage
- Principle bedroom with French doors onto balcony
- Dining area with underfloor heating

Full Description

Guide Price: £500,000 - £525,000

Location

The Green is a quaint position found on the northern edge of Tacolneston, a 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 Fornsett 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

The cottage benefits from an interesting blend of original 17th century character, such as exposed timbers and Inglenook fireplace and the more recent, extension to the rear, creating two distinct feels as you wonder through the cottage. The older clay lump part is cosier, with lower ceilings and a living room that's just perfect for the chilly winter evenings - contrasting the modern extension, which has bright, well lit rooms due to the clever use of glazing on both floors. Separate staircases lead up to a bedroom at either end of the property, whilst a ground floor bedroom could easily be utilized as a secondary reception room.

Outside

The driveway and car port to front, in total allows parking for roughly three vehicles. The side gate opens into the cottage garden, which is mainly lawn, covered timber pavilion and small wildlife pond with various shrubs. A secluded terrace with established grape vine covered pergola creates a great place for dining or relaxing with family.

Services

Mains electricity and water. LPG central heating. Private drainage system.

How to get there:

What3words: abandons.restores.balance

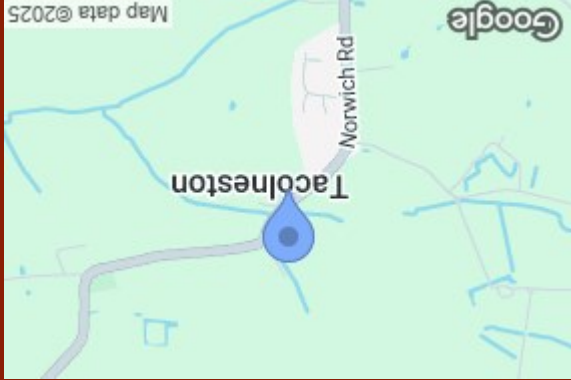
Viewing

By appointment with TW Gaze

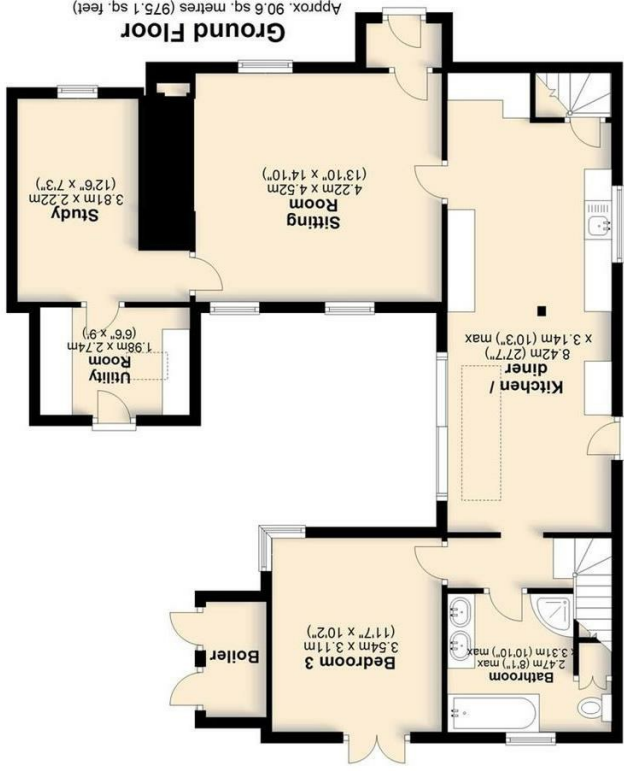
Tenure: Freehold

Council Tax band: E

Ref; 2/19487/RM

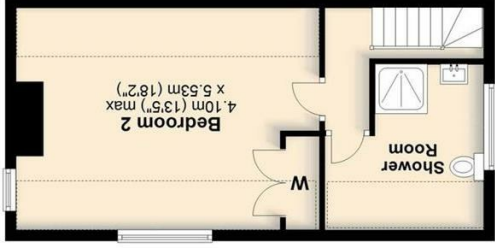


Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC Not energy efficient - higher running costs A (91-100) B (81-90) C (69-80) D (55-68) E (45-54) F (31-44) G (1-30)	
Very energy efficient - lower running costs A (91-100) B (81-90) C (69-80) D (55-68) E (45-54) F (31-44) G (1-30)	

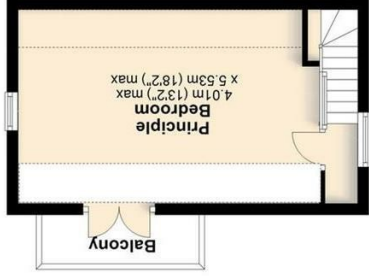


Ground Floor
Approx. 90.6 sq. metres (975.1 sq. feet)

Elm View Cottage, The Green, Tacolneston
Total area: approx. 148.0 sq. metres (1593.4 sq. feet)



First Floor
Approx. 57.4 sq. metres (618.3 sq. feet)



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