



Rectory Road | Tivetshall St. Mary | NR15 2DD  
£550,000

twgaze



# Rectory Road | Tivetshall St. Mary | NR15 2DD £550,000

A Five bedroom Extended detached bungalow sitting in approx. 0.45 acres with double glazing and off road parking for several vehicles.

- Detached Bungalow
- Main bedroom with en-suite
- Lounge
- 0.45 acre plot
- Ideal family home
- Five bedrooms
- Open plan Kitchen/dining room/lounge
- Orangery/garden room
- Off road parking
- Oil fired central heating

## Full Description

### The Location

The Bungalow is situated on the edge of the village with open fields to the front and rear. Tivetshall is located in a rural area around eight miles north of the market town of Diss where there is a mainline rail service to London Liverpool Street. Easy access onto the A140 gives a swift route into Norwich to the north or Ipswich to the south.

### The Property

A truly unique opportunity to acquire this stunning five-bedroom detached bungalow, set on an impressive 0.45-acre plot with picturesque field views to both the front and rear. The property is entered via a practical boot room, leading into the







heart of the home with a modern kitchen featuring a standalone island breakfast bar, built-in appliances, and a separate utility/laundry room. The spacious living areas include a formal dining area and an open-plan living room, ideal for both family living and entertaining. The generous master bedroom boasts built-in wardrobes and a recently renovated luxury bathroom with a roll-top bath and separate shower cubicle. Second bedroom with en suite shower room. In addition, there are three further bedrooms and a family bathroom. To the rear of the property, the large lounge flows into an orangery/ garden room, offering stunning views over the beautifully maintained garden. This property combines modern living with peaceful rural surroundings, making it the perfect home for those seeking tranquility and space. Early viewing is highly recommended.

To the front of the property, there is ample off-road parking for several vehicles, offering convenient access to the side of the house. This leads to a substantial brick-built double-length garage, measuring 35ft x 11ft, featuring an electric roller door for easy access and additional storage space. The rear garden offers a fantastic space for both relaxation and outdoor entertainment. A large patio area with an ornamental pond and waterfall provides a tranquil setting, while a charming summer house with a decking area offers the perfect spot for enjoying the surroundings. The garden is predominantly laid to lawn, with well-maintained raised vegetable beds and fruit trees, ideal for gardening enthusiasts. Additionally, a polytunnel offers the potential for year-round growing. This delightful outdoor space combines practicality with beauty, making it a perfect retreat.

Service

Mains Electricity, mains water and mains drains

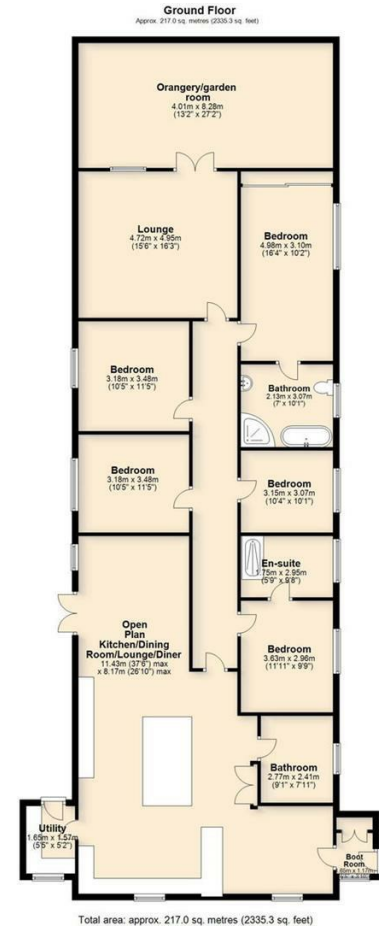
How to get there : [hotels.pastime.confronts](http://hotels.pastime.confronts)

Viewings : Strictly by appointment

Tenure :Freehold

Ref 2/19787





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

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