







## THE STREET

TIVETSHALL ST. MARY | NORWICH | NORFOLK | NR15 2BT

£500,000

Located close to the A140 this stunning detached barn conversion boasts accommodation reaching some 1829 square feet to include the garage. It has a bespoke made kitchen and contemporary bathrooms, not to mention the exposed beams, vaulted ceiling and central wood burner to snuggle up to in the winter. With private walled gardens and a highly flexible office/gym, this property will suit a variety of purchasers and is offered with NO CHAIN.

- 1829 SQUARE FEET IN TOTAL
- HIGH QUALITY FINISH ON RENOVATIONS
- OIL CENTRAL HEATING
- DOUBLE GARAGE
- 0.14 ACRES
- EPC - E



## ENTRANCE HALL

Accessed via a secure walled courtyard, with cupboard for coats and shoes.

## LOUNGE/DINING ROOM

A stunning room reaching some 38 feet in length, flooded with light from the dual barn door apertures to the front and rear. There are exposed beams high above in the partly vaulted ceiling, the main focal point to the room being the contemporary central wood burner.

## KITCHEN

An impressive array of units in a contemporary finish with Hi-Mac resin work surfaces and central island. There are concealed washing machine, concealed dishwasher, induction hob, electric oven, combination oven and warming drawer, Integral fridge and freezer, water softener. There are also kickboard vacuum and

kickboard heater with concealed ceiling extractor above the island, Wine cooler, hidden larder cupboard and utility storage.

## BEDROOM

A good size double bedroom with view to the front.

## SHOWER ROOM

3-piece contemporary suite with WC, basin and shower with complimenting splashbacks and surrounds, glass screen door, heated towel rail and storage.

## MAIN BEDROOM

A large double bedroom with french doors leading out to the decking and hot tub area with two sets of fitted wardrobes behind sliding glass doors and view to the side.

## EN-SUITE

Comprising shower cubical, WC and basin with complementing

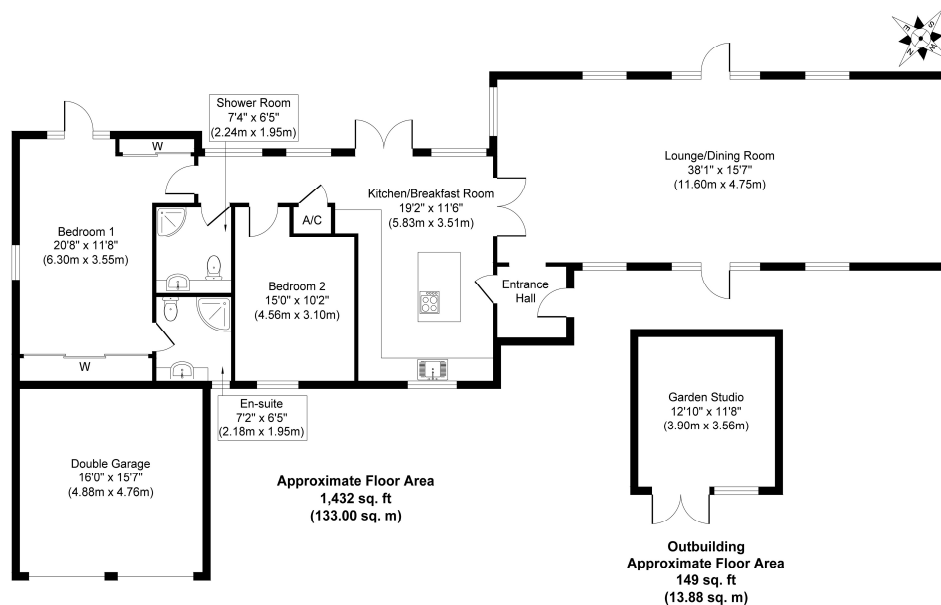
splashbacks and surrounds, heated towel rail and storage.

## OUTSIDE OFFICE/OUTBUILDING

A good-sized room with air-conditioning and heating, ideal as a home office or Gym space with views looking up the gardens.

The plot in total reaching some 0.14 acres and has parking for 6. The rear comprising of lawn with mature beds all enclosed close by high brick wall. There is raised decking with hot tub area as well as patio. There is a contemporary pergola over the hot tub, pathing and shingled pathway, oil storage and two timber storage sheds. There is a double garage wired for light and power with dual electric roller doors housing the Oil boiler. The driveway in is shared with the other barns and property in this private little loke.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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