



Ye Olde Coach House Market Street, Tunstead

Norwich



Minors & Brady

Ye Olde Coach House Market Street

Tunstead, Norwich

Located in a traditional Norfolk village, this move-in ready former coach house, converted in 1982, is full of character, with a generous lounge/diner where exposed beams and a log burner create a welcoming heart to the home, a fitted kitchen that opens into a light-filled conservatory overlooking the garden, and three comfortable bedrooms upstairs, including a principal with built-in wardrobes, all served by a family bathroom and a convenient ground floor WC. The outside space provides a generous enclosed garden with mature planting, a greenhouse and a patio area ideal for relaxing or entertaining, while the driveway includes an allocated space with a useful storage shed and potential for a second parking space. The location is further complemented by a primary school and village hall close at hand, while Wroxham is just a short distance away for shops, supermarkets and restaurants, with the village itself also offering a local pub.

Location

Market Street in Tunstead places you in a traditional Norfolk village surrounded by open countryside while still offering good connections to nearby towns. Tunstead itself has a welcoming community with a primary school, village hall, and local amenities, while Wroxham, known as the capital of the Norfolk Broads, is just a short drive away for supermarkets, shops, and restaurants. The wider area provides excellent opportunities for outdoor leisure, from boating on the Broads to country walks and cycle routes. Norwich, with its mainline rail services and full range of shopping, dining, and cultural attractions, is also within easy reach, making this a convenient yet rural setting. For those who enjoy the coast, the sandy beaches of North Norfolk can be reached in under half an hour.

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Market Street, Tunstead

Step inside through the light-filled porch, where a convenient storage cupboard offers space for coats, shoes and everyday essentials. From here you are welcomed into the impressive lounge/diner, a room that immediately strikes with character. Natural light pours in from multiple windows, highlighting the exposed wooden beams and a feature log burner that forms a striking centrepiece dividing the lounge and dining areas. The generous proportions allow for both relaxed family living and entertaining, with soft carpet flooring adding to the comfort.

Moving through, you reach the kitchen, which is well-equipped for everyday living. It offers a good range of fitted units and worktops, providing plenty of preparation and storage space. There is plumbing in place for appliances, along with a freestanding electric hob and oven with an extractor over. The layout has been designed with practicality in mind, enhanced by inset ceiling lighting that brightens the room. A conveniently positioned ground-floor WC can also be found here, adding further functionality to this part of the home.

Doors open from the kitchen into the conservatory, which feels like an extension of the garden itself. Solid wood flooring and French doors provide both warmth and style, while the outlook over the garden creates a bright and peaceful atmosphere.



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Upstairs, a stained glass window on the landing adds a touch of charm, alongside a useful storage cupboard. The floor is home to two double bedrooms, one benefitting from built-in wardrobes, and a further versatile third room ideal as a guest space, study or nursery. Each enjoys natural light, exposed beams and carpet flooring. Completing the level is a family bathroom, fully tiled and fitted with a bath and shower over.

Outside, the property enjoys a generous enclosed rear garden, beautifully stocked with mature plants, shrubs and colourful borders. A lawn stretches the length of the garden, complemented by a patio seating area perfect for outdoor dining and relaxation. A greenhouse sits neatly within the garden, appealing to keen gardeners. Additionally, a really lovely park sits just across the street, offering children's play equipment including swings, slides, climbing frames and a fort, together with a full-size football pitch used by local teams each week.

Parking is available via an allocated driveway space, with the potential for two cars if the existing storage shed is removed. Access is provided via Weavers Loke, giving a private and practical approach to the property.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

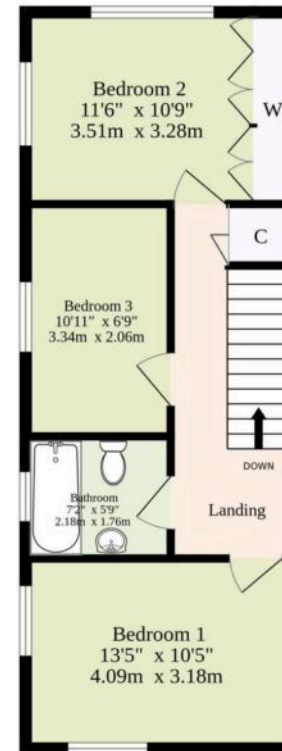
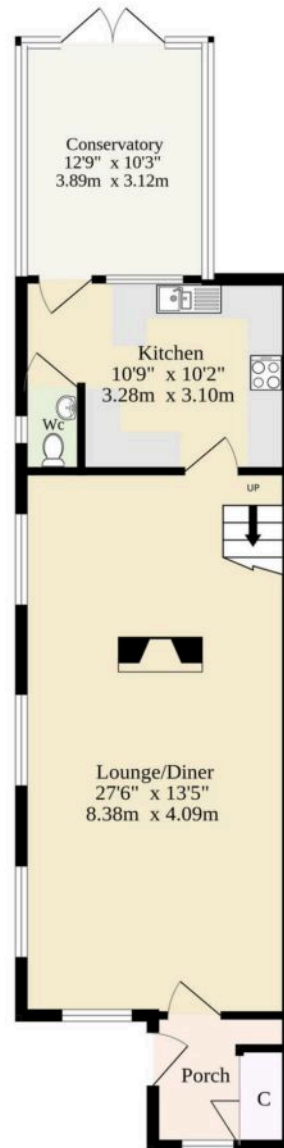
Council Tax Band- C

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Ground Floor
667 sq.ft. (62.0 sq.m.) approx.

1st Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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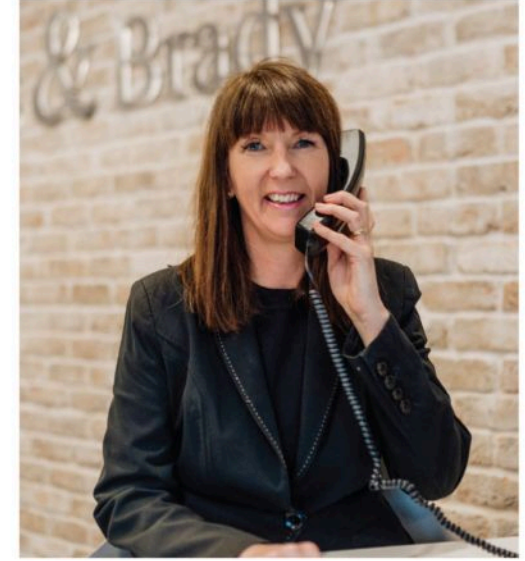
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Minors & Brady
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