



**Larkfield Rectory Road | | Tivetshall St Mary | NR15**

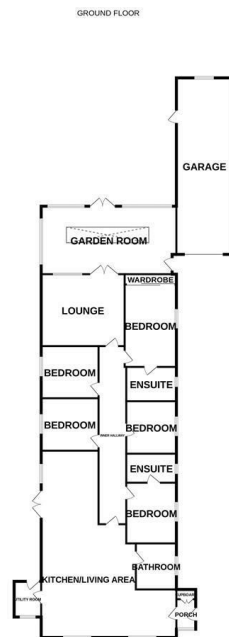
**£550,000**

Gilson Bailey are delighted to offer this beautifully presented five-bedroom detached bungalow, set on a generous 0.45-acre plot with uninterrupted field views to the front and rear. Accommodation comprising entrance porch/boot room which leads into a stunning, modern kitchen complete with a central island breakfast and a separate utility room. Designed with family life and entertaining in mind, the home offers a formal dining area and a spacious open-plan living room, creating an inviting and versatile layout.

The main bedroom features fitted wardrobes and a recently renovated bathroom with roll-top bath and separate shower cubicle, while the second bedroom benefits from its own en-suite shower room. Three further well-proportioned bedrooms and a stylish family bathroom complete the internal accommodation. To the rear, the generous, cosy lounge opens into an impressive garden room, showcasing lovely views over the beautifully landscaped garden.

Blending contemporary comfort with a tranquil rural setting, this property offers space, style, and serenity in equal measure—making it the perfect home for families or those looking to embrace a more relaxed lifestyle. Early viewing is strongly advised.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee as to their operation or efficiency and are for general use only.

## Location

The village of Tivetshall St Mary lies seven miles to the north of Diss and some fifteen or so miles south of Norwich. The village is within close proximity to many other well served villages including the Pulhams and Dickleburgh, which both offer an extensive range of good local amenities including public houses, convenience store, doctor's surgery and schooling. Within the market town of Diss there is the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

## Outside

At the front of the property, a generous driveway provides ample off-road parking for multiple vehicles and leads conveniently to the side of the house. From here, access is given to a substantial brick-built garage, extending to 35ft x 11ft, complete with an electric roller door and excellent additional storage. The rear garden is a true highlight—designed for both relaxation and entertaining. A large patio with an ornamental pond and waterfall creates a peaceful focal point, while a delightful summer house with decking offers the perfect place to sit back and enjoy the views. The remainder of the garden is mainly laid to lawn, complemented by well-tended raised vegetable beds and established fruit trees.

## Accommodation Comprises

Front door to:

### Entrance Porch/Boot Room

Door to:

### Kitchen/Living Area 37'5" x 26'10"

Fitted wall and base units with worktops over, sink and drainer, integrated fridge/freezer and dishwasher, fitted hob and three ovens, three double glazed windows, patio doors, wood burner.

### Utility Room 5'4" x 5'1"

Fitted base units with worktops over, space for washing machine, double glazed window, rear door.

### Bedroom One 16'5" x 10'2"

Double glazed window, radiator, built in wardrobe.

### En-Suite 10'2" x 7'1"

Shower cubicle, rolltop bath, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

### Bedroom Two 12'0" x 9'9"

Double glazed window, radiator.

### En-Suite 9'10" x 5'8"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Three 11'4" x 10'5"

Double glazed window, radiator.

### Bedroom Four 10'4" x 9'11"

Double glazed window, radiator.

### Bedroom Five 11'4" x 10'4"

Double glazed window, radiator.

### Bathroom 9'1" x 7'11"

Corner bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Lounge 16'2" x 15'5"

Double glazed window, patio doors, radiator.

### Garden Room 27'1" x 11'1"

Double glazed construction with large roof skylight and patio doors to garden.

## Local Authority

South Norfolk District Council, Tax Band E.

## Tenure

Freehold

## Utilities

Fibre broadband to the property.


Oil heating.

Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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