

Market Street, Tunstead
Guide Price **£550,000**



PENDEFORDS
INDIVIDUAL PROPERTY SPECIALISTS

INSIGHT

Pendefords are delighted to present this detached four-bedroom house in the popular village of Tunstead. Sheltered from view behind mature hedging and with field views front and rear, this immaculately presented property is sure to delight.

Originally constructed in the 1990s as one of four individual properties in this exclusive location, Hulver House is positioned at the end of a shared gravel driveway, and benefits from generous grounds of approximately 1/3 acre. The front gardens are predominantly laid to lawn, with specimen birch trees providing year-round interest and structure.

This welcoming family home is filled with character, and this is immediately evident as you enter through the charming enclosed porch, with leaded window panes and stained glass complementing the warmth of the wooden front door and exposed brickwork.

French doors open into a generous entrance hall, which gives access to the ground floor accommodation, including a spacious cottage-style kitchen, a formal dining room, and a dual-aspect living room with open fire and French doors to the rear garden.

Upstairs, a master bedroom with en-suite shower room, two further double bedrooms and one single bedroom radiate from the galleried landing, with a family bathroom completing the accommodation. All the bedrooms enjoy far-reaching field views, including spectacular sunsets to the front of the property.

The enclosed rear garden has been cleverly designed to take full advantage of the open southerly aspect, with several seating areas located in key positions. Laid to lawn and with mature planting and further specimen trees, the rear garden enjoys views over the adjoining grass paddock and fields beyond, giving a real sense of country living.

The village of Tunstead is situated approximately two miles North of Wroxham, the capital of the Norfolk Broads, and offers local amenities including a primary school, public house, and small independent craft and produce shops, whilst a high school, medical centre, Post Office and range of larger shops and hospitality businesses can be found in the nearby villages of Hoveton and Wroxham.

With countryside walks and quiet lanes on the doorstep, and the Broads National Park nearby, this is the perfect location to explore much that Norfolk has to offer. The wide skies and sandy beaches of the Norfolk coast are under half an hour away, whilst inland the city of Norwich provides plenty of options for entertainment, amenities and travel, with an international airport and direct rail links to London.



INDIVIDUAL

Four bedroom detached home • Field views front and rear
Immaculately presented • Spacious accommodation
Private garden • Ample parking • Desirable village location



IN DETAIL

This four bedroom home benefits from PVCu double glazing throughout, and oil-fired central heating. The accommodation comprises:

On the Ground Floor:

Entrance Porch: Exposed brick walls with oak framing, leaded windows to front and side aspect, wooden front door with stained glass window, built in cloaks cupboard, ceramic tiled floor, French doors to:

Entrance Hall: Coved textured ceiling, stairs to first floor with window to front aspect, built-in understairs storage cupboard, radiator, fitted carpets, doors to:

Cloakroom: Obscure glazed window to side aspect, textured ceiling, laminate flooring, W.C., washbasin, radiator.

Kitchen: 5.15m x 2.95m max. Window to rear aspect, part-glazed PVCu exterior door to side aspect, coved textured ceiling, comprehensive range of fitted units incorporating low-level and wall-mounted storage cupboards, worktop with 1.5 bowl stainless steel sink unit and mixer tap, space for freestanding electric cooker with stainless steel extractor hood over, utility area with space for washing machine, dishwasher and under-counter fridge. Wall-mounted oil-fired boiler. Ceramic floor, double doors to:

Dining Room: 3.20m x 3.05m. Window to rear aspect, coved textured ceiling, fitted carpets, radiator, door to hallway.

Living Room: 6.15m x 3.72m. Dual aspect room with window to front aspect and French doors to rear. Coved textured ceiling, brick-built feature fireplace with wooden mantel over incorporating open propane fire on granite hearth, fitted carpets.



On the first floor:

First floor landing: Window to front aspect, coved textured ceiling, radiator, fitted carpets, built-in airing cupboard housing hot water cylinder, doors to:

Bedroom One: 3.19m x 3.24m to front of wardrobes. Coved textured ceiling, window to rear aspect, fitted wardrobes, fitted carpets, door to en-suite.

En-suite Shower Room: Smooth plastered ceiling with recessed ceiling lights, obscure glazed window to rear aspect, built-in shower cubicle, vanity unit incorporating washbasin and W.C. with concealed cistern, wall-mounted heated towel rail, ceramic tiled floor.

Bedroom Two: 2.82m x 3.92m. Smooth plastered coved ceiling, window to front aspect, radiator, fitted carpets.

Bedroom Three: 2.83m x 3.74m. Coved textured ceiling, window to front aspect, radiator, fitted carpets.

Bedroom Four: 3.21m x 2.17m min, 3.26m max. Coved textured ceiling, window to rear aspect, radiator, fitted carpets.

Bathroom: Smooth plastered coved ceiling, obscure glazed window to rear aspect, panelled bath with mixer tap and shower attachment over, pedestal washbasin, W.C., wall-mounted heated towel rail, vinyl flooring.

Externally:

To the front of the property: A shingled driveway leads to a substantial parking area providing space for at least four vehicles, and giving access to the detached **Garage** (5.67m x 2.81m) and Workshop (5.67m x 2.73m) with eaves storage, barn doors to front, light and power. The front garden is predominantly laid to lawn with specimen birch trees and ornamental conifers, whilst a paved pathway leads to the entrance porch.

To the rear of the property: The enclosed rear garden is predominantly laid to lawn with mature borders and trees. Several seating areas are strategically positioned around the garden, including a secluded paved patio, a large south-facing shingled area and a further patio which catches the evening sun as it sets above the property. Directly adjoining the rear boundary is a small, grassed paddock, with fields beyond.

Tenure: Freehold

Council Tax Rating: E



These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that their legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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