

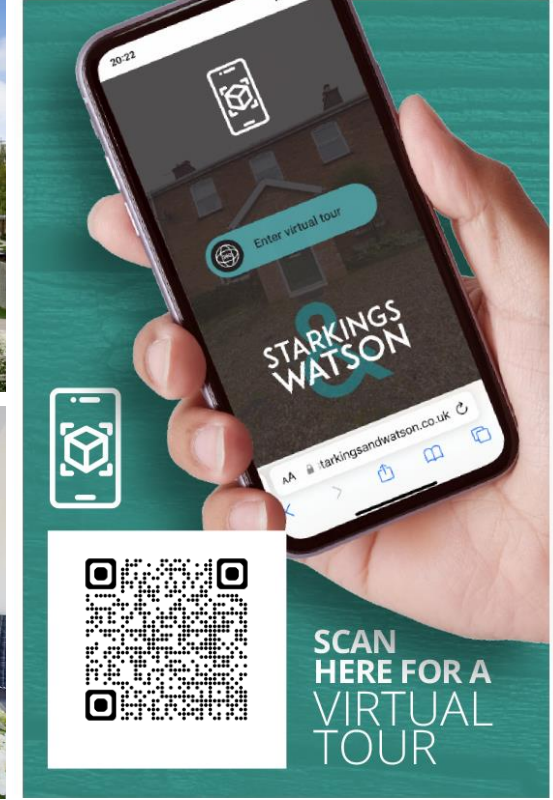
WATERMILL RISE

Tasburgh, Norwich NR15 1AW

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE  
PROPERTY



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- Modern Detached Family Home
- Backing onto Open Fields
- Ground Floor Underfloor Heating
- Sitting Room with Wood Burner
- Hall Entrance & Study
- Open Plan Kitchen/Dining Space
- Four Double Bedrooms
- Double Garage & Landscaped Gardens

#### IN SUMMARY

Built in 2021 to a HIGH SPECIFICATION, this detached home offers a remaining NHBC WARRANTY, with FIELD VIEWS, extending to OVER 1920 Sq. ft (stms) and an overall 0.24 ACRE PLOT (stms) including a substantial frontage. This modern build home includes AIR SOURCE UNDER FLOOR HEATING, hand crafted stairs and OAK WOOD INTERNAL DOORS, merged with a neutral décor whilst combining OPEN PLAN LIVING and formal reception rooms. The front VESTIBULE leads to a HALL perfectly designed with doors to the W.C and utility/laundry room. The living space includes a 20' DUAL ASPECT SITTING ROOM with a WOOD BURNER and BI-FOLDING DOORS onto the garden, whilst a separate STUDY can be found to the front. The KITCHEN and DINING ROOM are open plan, with tiled flooring, ample space for a table or island, and OUTSTANDING VIEWS across the GARDEN through the BI-FOLDING DOORS. The first floor GALLERIED LANDING leads to FOUR BEDROOMS - three with WARDROBES, two with en suites, and the family bathroom.

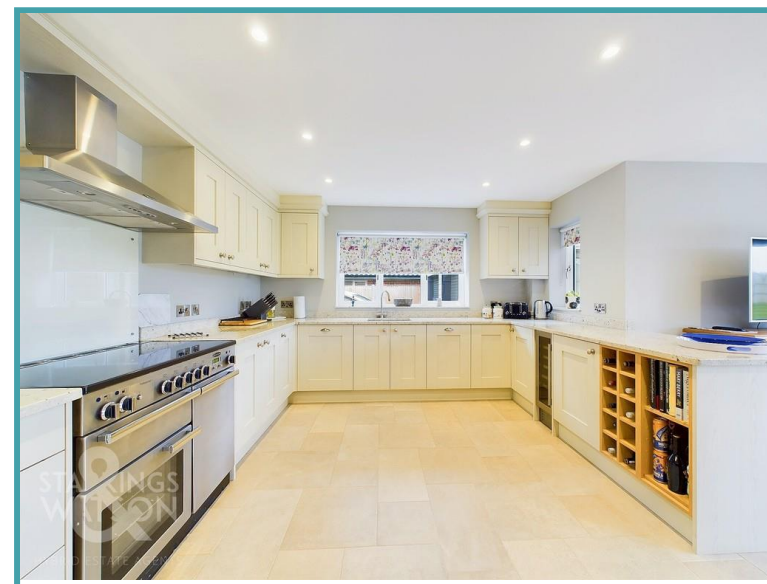
#### SETTING THE SCENE

Occupying a private and exclusive development of just four properties, a shared shingled driveway runs through

the development, with the lawned frontage opposite included in the freehold, which has allowed the neighbours to individually create a tree lined frontage with hedging, adding to the privacy that the properties all enjoy. With a part clad exterior, the property offers a striking facade, with a private driveway to the side, where the double garage can be found, complete with a power supply to install an electric car charger.

#### THE GRAND TOUR

With tiled flooring and under floor heating under foot, the front vestibule opens to the main hall entrance, with the hand crafted solid wood stairs rising in front of you, with a storage cupboard below. Doors lead off to all the ground floor rooms, starting with the carpeted study which enjoys views to the front. Adjacent is the W.C which has been designed with a contemporary white two piece suite with storage under the sink unit, tiled splash backs and flooring. The utility room is the perfect laundry room, also complete with a useful side access onto the driveway. With granite work surfaces and space for laundry appliances, there is ample cupboard space and a cupboard housing the heating system. The sitting room has been designed to create a spacious but cosy sitting room, centred on the wood burner which allows for a beautiful warm feeling during the winter months. In summer, the bi-folding doors can be open, allowing the outside patio to become part of the living space. The kitchen/dining room is also an extension of the living space, sized to allow for a busy kitchen area, dining and sitting. The L-shape layout is perfect for a large built-in kitchen area with granite work surfaces, an integrated dishwasher and wine cooler, along with space for a 'Range' style cooker. Tiled flooring with under floor heating runs under foot, with bi-folding doors opening to



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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the patio - enjoying the field views. Upstairs, the galleried landing includes storage, with doors to the four bedrooms. Starting at the front, the double bedroom offers twin built-in wardrobes, and a three piece en suite complete with storage and a heated towel rail. The smallest of the double bedrooms sits to the side, with views to front, with the third bedroom to the rear, also with twin built-in double wardrobes. The main bedroom enjoys field views, and three built-in double wardrobes. The en suite includes a walk-in double shower, built-in storage and a heated towel rail. Lastly, the spacious family bathroom includes a shower over the bath and a wall mounted hand wash basin.

### THE GREAT OUTDOORS

The rear garden has been well designed to match the interior, allowing the twin sets of bi-folding doors to merge with the outside during the summer months. A patio area runs across the width of the property, with ample room for outside dining, whilst leading to the garage and gated frontage. A step leads to a further patio, main lawn, and the far patio to enjoy the last of the days sun. With field views to rear, the garden is enclosed with timber panelled fencing to both sides and a range of raised beds. The double garage includes twin electric up and over doors to front, power and lighting.

### OUT & ABOUT

Tasburgh is situated approximately eight miles south of Norwich, and two miles north of Long Stratton. Forming the original part of Tasburgh with numerous period properties, Tasburgh offers Junior Schooling, Public House and regular bus services to Norwich, Long Stratton and Diss. Long Stratton offers a wealth of amenities, including further Schooling and High School, and various shops and eateries.

### FIND US

Postcode : NR15 1AW

What3Words : ///parked.packing.fleet

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
1922.95 ft<sup>2</sup>  
178.65 m<sup>2</sup>