

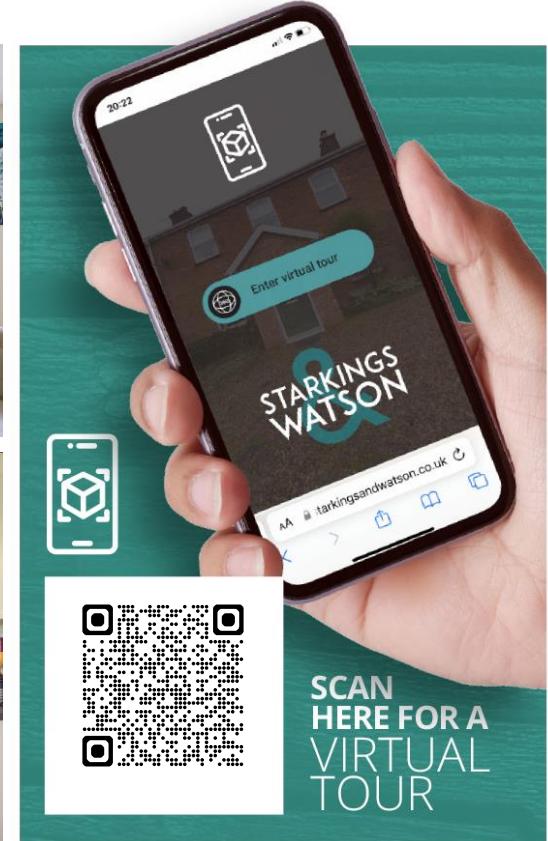
# GREEN LANE

## Tivetshall St. Margaret, Norwich NR15 2BJ

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS WATSON

- Non-Estate Setting
- Semi-Detached Bungalow
- Air Source Heating & Solar Panels
- Hall Entrance & Sitting Room
- Kitchen with Pantry
- Two Bedrooms
- Family Bathroom with Shower
- Private Non-Overlooked Gardens

#### IN SUMMARY

Occupying a NON-ESTATE SETTING with AIR SOURCE HEATING and SOLAR PANELS INSTALLED, this semi-detached BUNGALOW is tucked away with RESIDENTS PARKING CLOSE BY. With a WEALTH of MATURE PLANTING, the GARDENS create a PRIVATE and SECLUDED SETTING with a NON-OVERLOOKED ASPECT. The accommodation includes a HALL ENTRANCE, 14' sitting room, 10' KITCHEN with BUILT-IN STORAGE, conservatory/lobby, TWO BEDROOMS and family bathroom. Outside, a HOME OFFICE/STUDIO building has been constructed - offering a variety of uses.

#### SETTING THE SCENE

Tucked down a residential footpath, a gate leads you into the enclosed lawned front garden, with a wealth of mature planting. With various seating areas and pathways, access leads to the front door.

#### THE GRAND TOUR

As you head inside, wood effect flooring runs underfoot, with built-in cupboards and doors to the

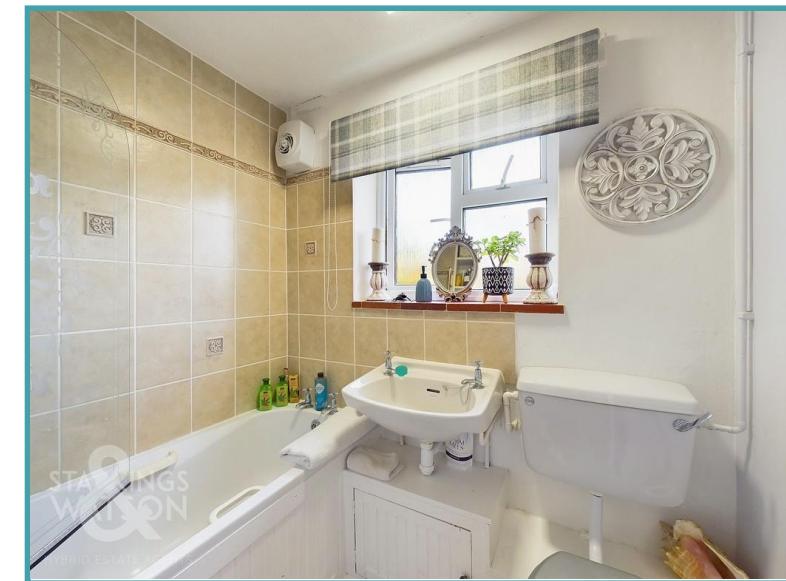
conservatory, kitchen and sitting room. With fitted carpet and a feature fireplace, this bay fronted room includes built-in storage and a useful flow which connects into the kitchen. With a range of wall and base level units, the kitchen includes space for an electric cooker and general white goods, along with a useful built-in pantry cupboard. With views over the garden, the kitchen is adjacent to the conservatory/lobby - complete with a door into the garden, wood effect flooring and exposed brickwork. The inner hall leads to the two bedrooms, and the family bathroom - finished with a three piece suite, tiled splash backs and an electric shower over the bath.

#### THE GREAT OUTDOORS

The rear garden is a peaceful oasis, with a central lawn, abundance of planting and non-overlooked aspect. With various patio and shingle seating areas, a useful timber built studio/home office offers a variety of uses. The garden remains enclosed and also includes a raised pond area.

#### OUT & ABOUT

Tivetshall St Margaret is approximately 3 miles southwest of Long Stratton which has a variety of everyday amenities and schooling. The rural village provides excellent 'bus services' to Diss and Norwich where main line rail connections are available.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



#### FIND US

Postcode : NR15 2BJ

What3Words : ///engages.forced.reforming

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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(\*) Excluding balconies and terraces

