



Tasburgh Road, Saxlingham Thorpe - NR15 1LN

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS





## Tasburgh Road

Saxlingham Thorpe, Norwich

Backing onto the RIVER TAS with a 0.56 ACRE PLOT (stms), this individual DETACHED HOME offers ANNEXE POTENTIAL - with the overall internal accommodation reaching over 1820 Sq. ft (stms). With a STUNNING COUNTRYSIDE SETTING to front and rear, the property sits close to the A140 for access into Norwich and out of the County. The interior has been updated with RE-WIRING and REPLACEMENT CENTRAL HEATING, along with an UPGRADED MAGNET KITCHEN. The accommodation leads off the central hall way, running in a LINEAR DESIGN, with a 18' SITTING/DINING ROOM and WOODBURNER which leads onto the 12' CONSERVATORY. Centrally the 23' KITCHEN SITS, whilst to the left, a UTILITY ROOM, inner hall, BEDROOM/STUDY and SHOWER ROOM can be found. Upstairs, THREE LARGE BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, with PANORAMIC VIEWS of the GARDEN. The family bathroom completes the property. Outside, a LARGE DRIVE offers parking, with DIRECT ACCESS to the RIVER.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E





- Individual Detached Family Home
- Stunning Countryside & River Views
- Approx. 0.56 Acre Plot (stms)
- Updated Interior with Re-wiring & Central Heating
- Open Plan Sitting/Dining Room
- Re-fitted Kitchen/Dining Room
- Up to Four Bedrooms
- En Suite, Bathroom & Shower Room

Saxlingham Thorpe 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.

#### SETTING THE SCENE

From the road a low level brick wall encloses a large area of tarmac driveway, providing turning space and access to the garage. Enclosed fenced boundaries run to both sides, with an area of lawn and two beautiful established trees.



## THE GRAND TOUR

Stepping inside, a spacious hallway greets you, complete with fitted carpet and stairs to the first floor. Doors lead off, starting to the right where the open plan sitting/dining room can be found. Enjoying a green and leafy aspect to the front, a central fireplace with a contemporary woodburner creates a focal point, leading to an arched opening which creates the ideal dining space. French doors open to the conservatory, with tiled flooring, windows to all sides and French doors to the patio. Back to the hall, the kitchen sits centrally, with a Magnet designed range of wall and base level units, complete with integrated cooking appliances, fridge freezer and dishwasher. Wood effect flooring runs underfoot, with space provided for a dining table. The kitchen enjoys views over the garden, whilst being finished to a high standard, with a ceramic sink and drainer unit and contrasting tiled splash backs. The utility room leads off to the side, space is provided for laundry appliances, with a cupboard built-in and a door to the side of the property. With annexe options in mind, an inner hall leads to a dual aspect bedroom/study, complete with fitted carpet. The next door shower room is finished with a three piece suite, with tiled and Aqua board splash backs and a heated towel rail. Upstairs, three further bedrooms lead off the landing. The smaller includes a built-in cupboard, with the second bedroom including a useful recess which is an ideal study or dressing area, whilst the main bedroom enjoys a full height window with stunning panoramic garden views. An en suite leads off the main bedroom with a three piece suite including a bath and tiled splash backs. The family bathroom completes the property with a corner bath and heated towel rail.

## FIND US

Postcode : NR15 1LN

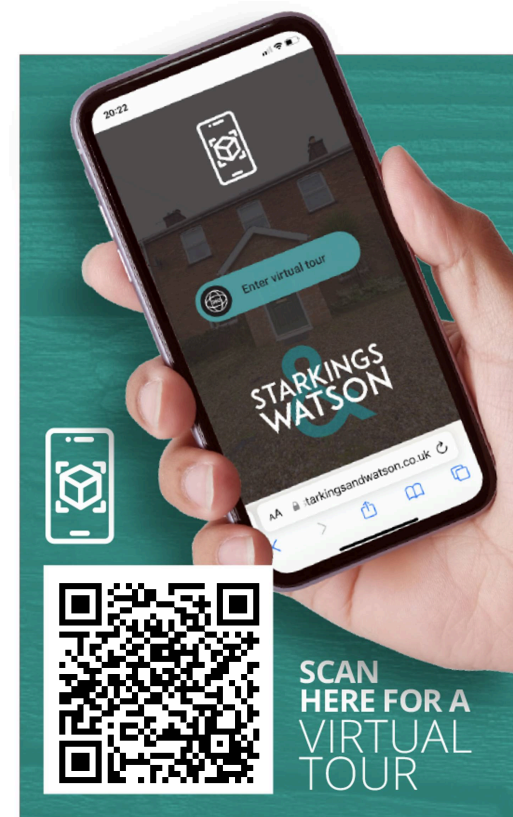
What3Words : ///pleaser.tacky.tolerable

## VIRTUAL TOUR

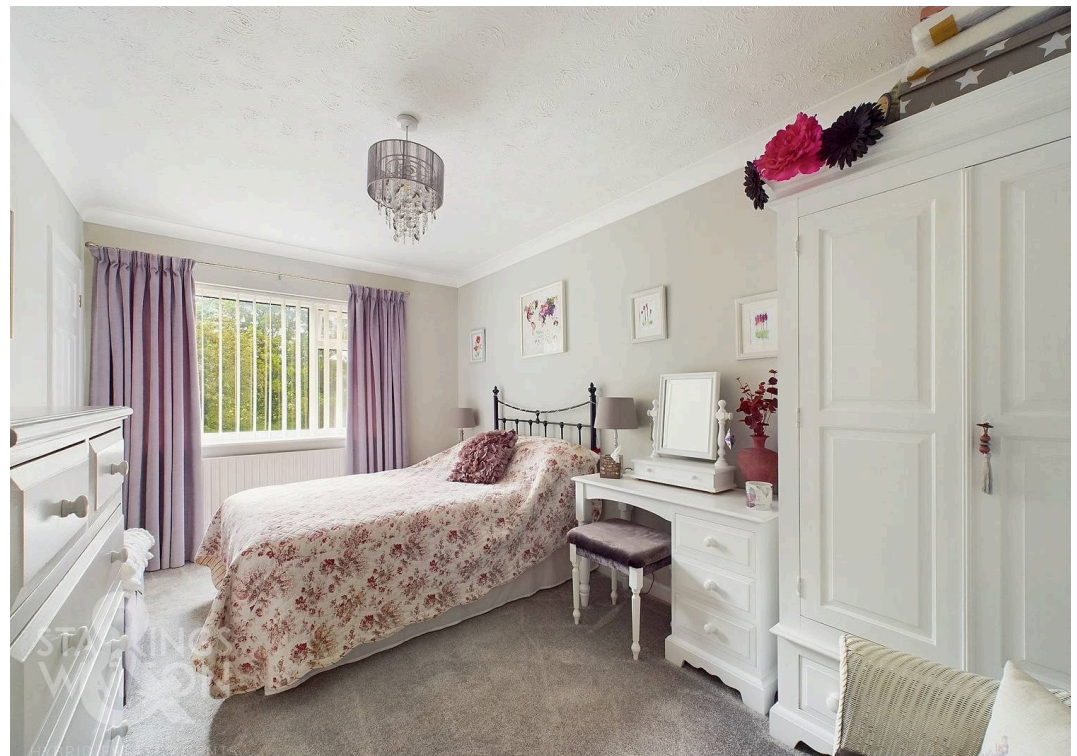
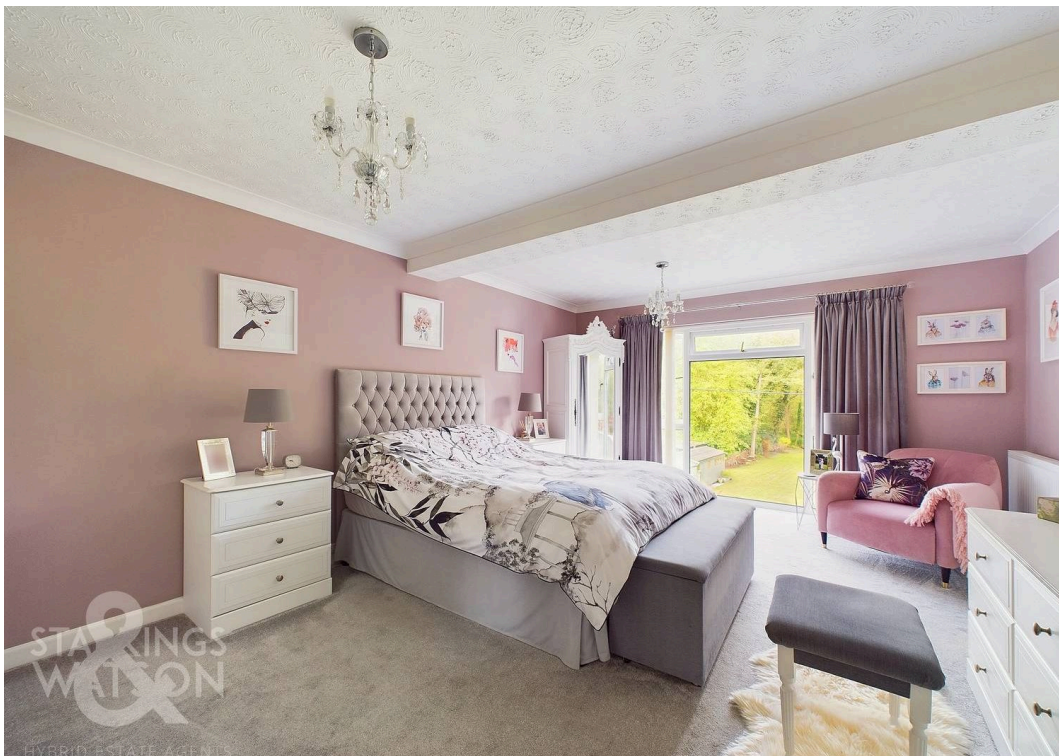
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTE

The overall plot of 0.56 acres (stms) is split across three separate land registry titles.











## THE GREAT OUTDOORS

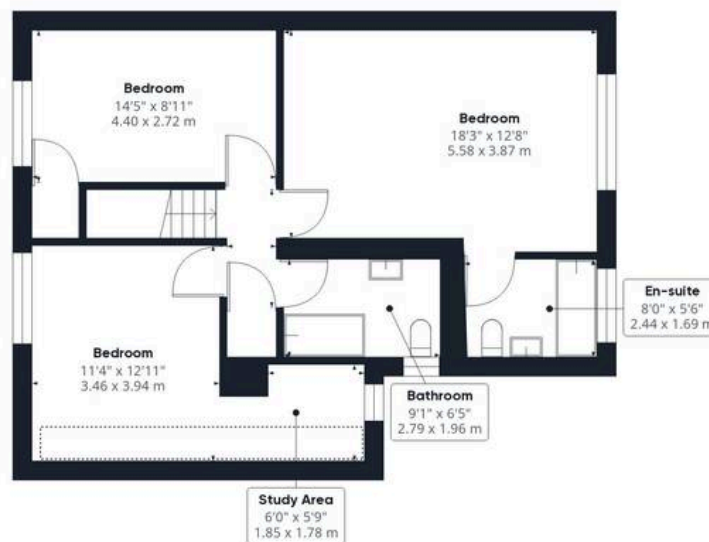
Leading from the rear, a patio area with adjacent decking enjoys an elevated position with views over the garden. Mainly laid to lawn, a further patio area can be found with mature planting, whilst the garden is enclosed with planting to both sides, leading down to the river. With various established and newly planted trees, the lawn is expansive, with direct river access beyond.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1829.76 ft<sup>2</sup>

169.99 m<sup>2</sup>

**Reduced headroom**

23.01 ft<sup>2</sup>

2.14 m<sup>2</sup>

(1) Excluding balconies and terraces

⌋ Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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.