



Green Lane, Tivetshall St. Margaret - NR15 2BJ



Green Lane

Tivetshall St. Margaret, Norwich

NO CHAIN. Occupying a 1/3 ACRE PLOT (stms), this DETACHED BUNGALOW is undergoing FULL UPDATING and REFURBISHMENT. Enjoying PANORAMIC FIELD VIEWS and a tucked away RURAL SETTING, the bungalow has been FULLY RE-WIRED, with a NEWLY FITTED KITCHEN and BATHROOM. Tucked away on a long PRIVATE DRIVE, the bungalow extends to over 1612 Sq. ft (stms), the hall ENTRANCE opens up to the 17' SITTING ROOM - complete with BI-FOLDING DOORS to front. The DINING ROOM is OPEN PLAN, with FRENCH DOORS to rear, and a door to the ADJACENT KITCHEN. With a STRIKING range of units, ATTRACTIVE WORK SURFACES and tiling - the kitchen enjoys a LIGHT and BRIGHT feel with a built-in breakfast bar. A STUDY/BEDROOM leads to the conservatory, with a SHOWER ROOM and lean to adjacent. All of the main bedroom accommodation leads off the hall entrance, with THREE BEDROOMS, dressing room and the 'JACK & JILL' family bathroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Chain!
- Detached Bungalow with Field Views
- Undergoing Renovation & Updating
- Approx. 1/3 Acre Plot (stms)
- Open Plan Living with Bi-folding Doors
- Re-fitted Kitchen
- Up to Four Bedrooms
- Jack & Jill Family Bathroom & Separate Shower Room

Tivetshall St Margaret is approximately 3 miles south-west 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.

SETTING THE SCENE

Tucked away on a private driveway offering tandem parking and further double parking, the garage offers storage, with this detached bungalow enjoying a private and secluded setting with a wrought iron gate taking you to the main entrance path and patio. A lean to sits to the side, with adjacent panoramic field views.

THE GRAND TOUR

Stepping inside, the hall entrance has been newly carpeted and includes a recessed door mat with doors taking you to the main bedroom accommodation, and opening to the living space.



Offering a fully open plan sitting and dining area with split level flooring to demarcate the two areas, views can be enjoyed across the garden through full width sliding bi-folding doors, with further French doors to the rear garden - with attractive and contemporary vertical radiators and recessed spotlighting above, this spacious room is ideal for family entertaining. A door takes you to the adjacent kitchen which offers a re-fitted range of wall and base level units, with extensive storage and space for a range style electric cooker with an extractor fan above and tiled splash-backs running around the work surface. Space is provided for general white good with large pantry cupboards to one side and a built-in breakfast bar. An inner hallway leads to the main sitting room leading to a bedroom or study space, with fitted carpet underfoot and a door taking you to a conservatory extension which extends the living space in the summer months, with tiled flooring underfoot and French doors to the rear. Also leading off the hallway is a useful shower room with a three piece suite and tile splashbacks along with a side lean to which offers useful storage and potential to further modernise if required.

Back into the main hall entrance, storage can be found within the hallway with doors taking you to the three bedrooms. Starting with the main double bedroom complete with fitted carpet underfoot, an opening takes you to a useful dressing room and a further door takes you to the Jack and Jill family bathroom which includes a newly fitted four piece suite including twin hand wash basins with storage below and a feature tiled bath. Two further bedrooms face to the rear of the property, both finished with fitted carpet and double glazing and then the outside.

FIND US

Postcode : NR15 2BJ

What3Words : ///sized.clattered.atom

VIRTUAL TOUR

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

AGENTS NOTE

Solar panels are installed.



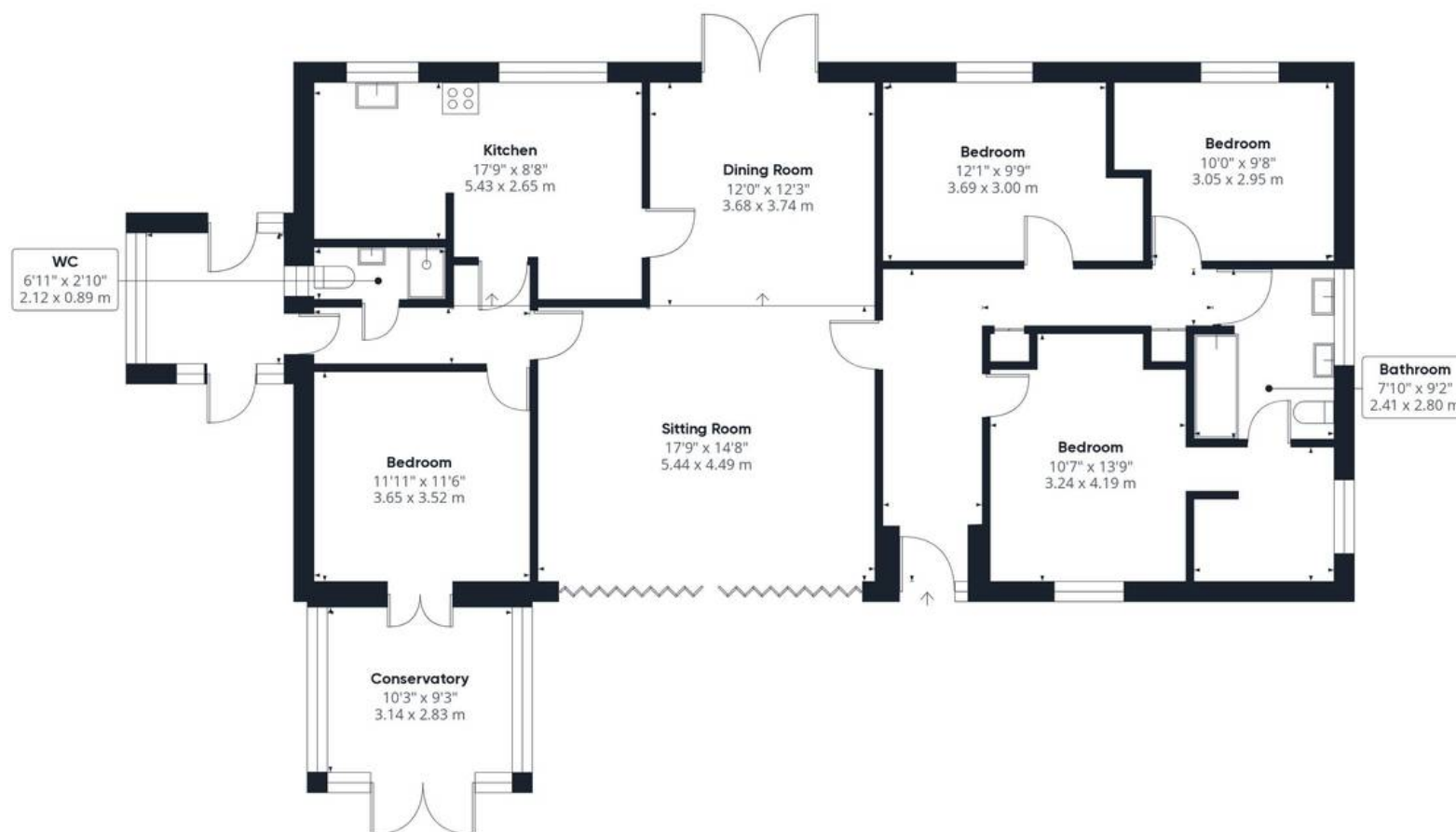




THE GREAT OUTDOORS

The gardens wrap around the front and rear, with an extensive patio seating area leading from the sitting room bi-folding doors, taking in the panoramic field views. With areas of lawn and plating, a low level fence separates the driveway. To the rear, a section of lawned garden includes raised beds for a working garden, along with a green house and oil tank. The garage to front includes a door to front, and side access door.





Approximate total area⁽¹⁾

1612.22 ft²

149.78 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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