



The Street, Tharston - NR15 2YP



The Street

Tharston, Norwich

With over 1350 Sq. ft (stms) of accommodation, this EXTENDED and MODERNISED detached BUNGALOW occupies a RURAL NON-ESTATE PLOT with PANORAMIC FIELD VIEWS. The FLEXIBLE LAYOUT allows for UP TO FOUR BEDROOMS, whilst the main living accommodation enjoys GARDEN VIEWS and a LIGHT and BRIGHT INTERIOR. A new oil fired CENTRAL HEATING BOILER and RADIATORS have been installed, with the porch and hall entrance being WOOD PANELLED, creating an attractive entrance. The SITTING ROOM extends to 13' with a feature CAST IRON WOOD BURNER, and adjacent 17' KITCHEN/DINING ROOM which allows for a large dining table. Extending the kitchen is the UTILITY ROOM which includes a WALK-IN PANTRY and useful SHOWER ROOM. The main 16' BEDROOM leads off the entrance hall, with THREE FURTHER BEDROOMS off the inner hall, including the RE-FITTED FAMILY BATHROOM including a RAINFALL SHOWER over the bath. To the outside, the FRONT and REAR GARDENS are both useable and include LAWNED EXPANSES, whilst enjoying a high degree of privacy. Parking is included on the GATED DRIVEWAY and in the 29' TANDEM GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F



- Extended & Modernised Detached Bungalow
- Over 1350 Sq. ft (stms)
- Panoramic Field Views to Rear
- 13' Sitting Room with Wood Burner
- 17' Kitchen with Stunning Views
- Utility Room with Walk-in Pantry
- Up to Four Bedrooms
- 29' Tandem Garage & Gated Driveway

The popular South Norfolk village of Tharston is located adjacent to Long Stratton, which offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the south. The town offers a main line railway station serving London Liverpool Street.

SETTING THE SCENE

Occupying an elevated position behind hedging and timber five bar gates, the shingle driveway offers ample parking, with access to the tandem garage. Views across the front garden can be found, with gated access to the rear.

THE GRAND TOUR

Heading inside, the porch entrance creates the ideal meet and greet space, with room for coats and shoes. A door takes you to the hall entrance, with wood panelling creating an attractive feature. Looking to the right you gain a hint of the warm and inviting sitting room, centred on a feature cast iron wood burner, with a timber beam above and tiled hearth below. The full



height front facing window floods the room with natural light, whilst wood effect flooring runs under foot. Sitting opposite is the main bedroom, complete with fitted carpet, uPVC double glazing and recessed spotlighting- creating an extra reception room if required. Forming the hub of the home, the kitchen/breakfast room enjoys panoramic views across the fields, with an L-shaped range of cupboards and space for general white goods. Space is provided for a farmhouse style table in the middle of the room, with a separate utility room adjacent. Extending the storage space, the utility includes a further sink unit with a large walk in pantry cupboard providing storage, and a door taking you to the rear garden. A shower room leads off, with a three piece suite, tiled splash backs and a heated towel rail. The inner hall sits to the middle of the bungalow, leading to the main bedroom accommodation. With a built-in cupboard, loft access hatch above and wood effect flooring, doors lead off, with two double bedrooms being carpeted and enjoying garden views, with the smaller bedroom currently being used as a study with wood effect flooring under foot. The re-fitted family bathroom offers a spacious room complete with storage under the sink and a thermostatically controlled rainfall shower over the bath. Complete with tiled splash backs, a heated towel radiator is installed, with twin double glazed windows to rear.

FIND US

Postcode : NR15 2YP

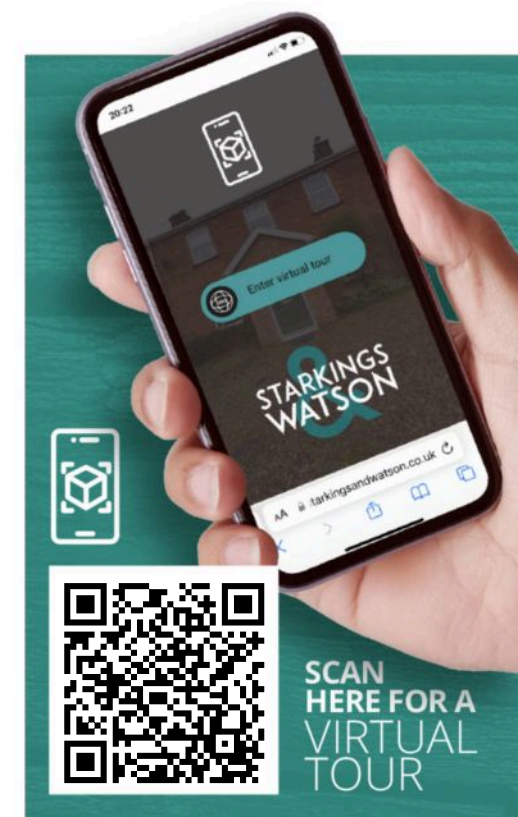
What3Words : ///tonsils.drawn.daydream

VIRTUAL TOUR

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

AGENTS NOTES

A new sewerage treatment plant has been recently installed.



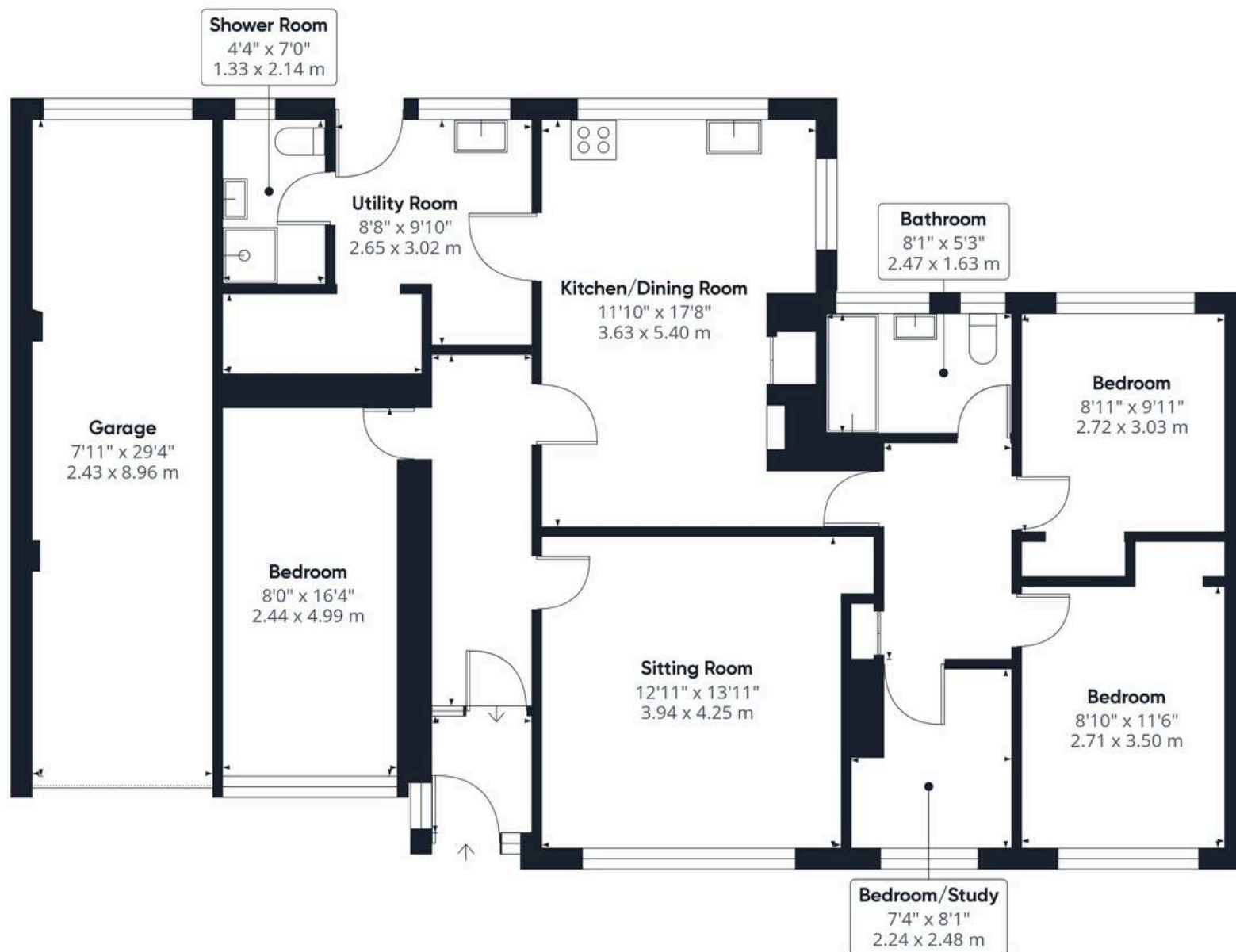




THE GREAT OUTDOORS

With a new sewerage treatment plant recently installed, the garden is now ready for landscaping during the spring and summer months. Focused on the panoramic field views beyond, the garden is enclosed to two sides, with wire fencing and fledgling hedging to the rear boundary. An area of hard standing is the ideal seating area, with an outside tap and gated side access in place. The integral garage is tandem in length, with an up and over door to front, electric fuse box, floor standing oil fired central heating boiler, power and lighting.





Approximate total area⁽¹⁾
1356.91 ft²
126.06 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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • 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.