



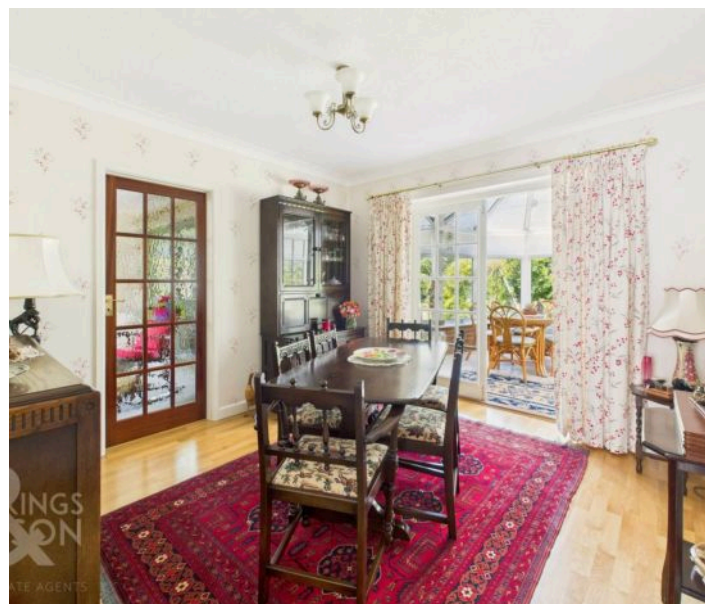
Low Road, Tasburgh - NR15 1AR



Low Road

Tasburgh, Norwich

This substantial DETACHED HOME exudes elegance and charm, FRONTING the RIVER TAS, and boasting over 2350 sq. ft (stms) of accommodation. This property offers a UNIQUE opportunity to enjoy a PEACEFUL RIVERSIDE LIFESTYLE, with a 0.20 acre plot (stms) ensuring the WRAP AROUND GARDENS create a private retreat. The inviting HALL ENTRANCE introduces you to a spacious 22' TRIPLE ASPECT SITTING ROOM featuring an open fire for cosy evenings, seamlessly leading to the substantial 22' CONSERVATORY that floods the space with natural light whilst enjoying the RIVER VIEWS. The potential to create a modern open-plan KITCHEN and DINING ROOM is a perfect canvas for those who enjoy entertaining and family gatherings. A useful STUDY/SNUG provides a secluded space for working or relaxation, with a ground floor W.C and two UTILITY ROOM areas included. Upstairs, the LARGE LANDING includes storage, with FOUR BEDROOMS offering comfortable accommodation, including an EN SUITE to the main bedroom, shower room, and a well-appointed FAMILY BATHROOM, ensuring every family member's comfort and privacy is catered for in style. THE GREAT OUTDOORS offers a verdant paradise with direct river frontage onto the Tas, with a TREE-LINED REAR ASPECT framing the garden - providing a private oasis in which to unwind. A timber decked seating area is the perfect vantage point to appreciate the serene RIVER GENTLY FLOWING BY.



- Substantial Detached Home with Double Garage
- Fronting the River Tas with a Tranquil Setting
- Over 2350 Sq. ft (stms) of Accommodation

Council Tax band: F

Tenure: Freehold

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.

SETTING THE SCENE

Standing proud and set back from the road, the property is approached by a shingle driveway offering ample off road parking and turning space, with sweeping lawned gardens, with an array of mature planting and shrubbery. A timber five bar gate leads to the rear garden with access leading to the main entrance, utility area and double garage.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet creating the ideal meet and greet space, whilst stairs rise to the first floor landing and doors lead to the main living space and reception accommodation. A spacious built-in double cloaks cupboard offers storage whilst the useful ground floor W.C leads off with a white two piece suite and tiled splash-backs. The formal sitting room is centred on a feature open fire with a marble surround and tiled hearth, whilst triple aspect views can be enjoyed via the front and side facing windows, and sliding patio doors to the rear conservatory.



Fitted carpet flows underfoot, with a door taking you to the adjacent dining room, which is also accessed from the hall entrance. The dining room is finished with wood effect flooring underfoot, whilst double doors take you to the conservatory beyond. This spacious L-shaped room offers ample space for soft furnishings and a further dining table, with fantastic views across the garden and to the river beyond. French doors lead out to the garden with tiled flooring flowing underfoot for ease of maintenance. Back to the hall entrance, a study or snug room can be found with fitted carpet underfoot, front facing window and an array of built-in storage. The kitchen sits adjacent with potential to open plan the space into the next door dining room, with an L-shaped arrangement of wall and base level units including space for an electric cooker with extractor fan above, tiled splash-backs running around the work surface, tiled effect flooring underfoot, and ample space for a breakfast table. The side lobby provides a link to the utility room with a further door taking you to the rear garden. The utility itself is split into two sections with the first including further built-in storage and an inset ceramic butler sink, with space for a dishwasher and washing machine, with a further section of the room offering a built-in work surface with room for laundry appliances and a full height fridge freezer. A door takes you to the front driveway and also to the integral double garage.

Heading upstairs, the spacious carpeted landing offers a front facing window flooding the room with excellent natural light. A useful built-in airing cupboard can be found to one side, with doors leading into the bedroom accommodation. The main bedroom enjoys rear facing views across the garden and river beyond, with fitted carpet underfoot and opening to a dressing area with a built in double wardrobe and doors leading off to ensuite facilities. A separate W.C can be found with a front facing window, whilst the adjacent family bathroom offers a three piece suite with a hand wash basin set with a vanity unit with storage cupboard under, walk-in shower cubicle and corner panelled bath with tiled walls. This light and bright room offers a rear facing window and velux window to front. The second bedroom offers an array of built-in bedroom furniture with fitted carpet and rear facing window, whilst the third and fourth bedrooms sit at the end of the hallway with a further array of built-in bedroom furniture. The family shower room sits in between the bedrooms, with an array of built-in storage in the bathroom. A three piece suite includes a low level W.C, hand wash basin set with the vanity unit and large walk-in shower cubicle with a twin head thermostatically controlled rainfall shower, with tiled splash-backs and vinyl flooring. The family bathroom offers a further shower over the bath, with tiled walls.

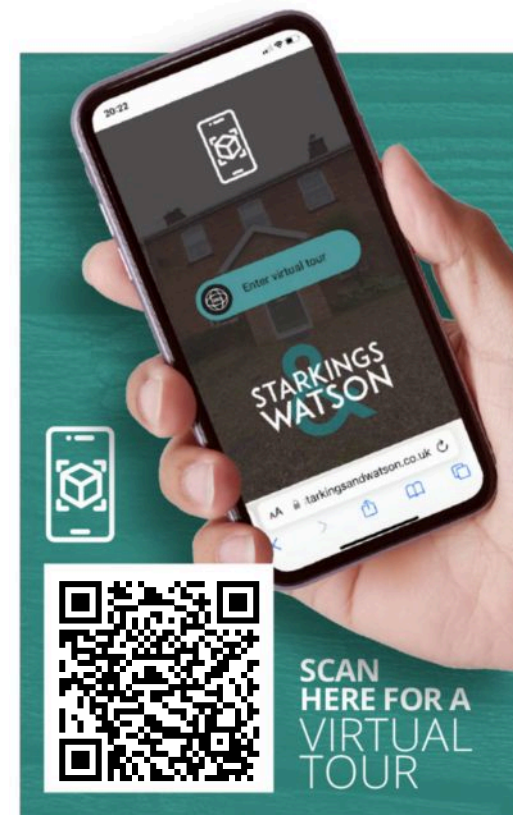
FIND US

Postcode : NR15 1AR

What3Words : ///jars.riverbank.junction

VIRTUAL TOUR

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



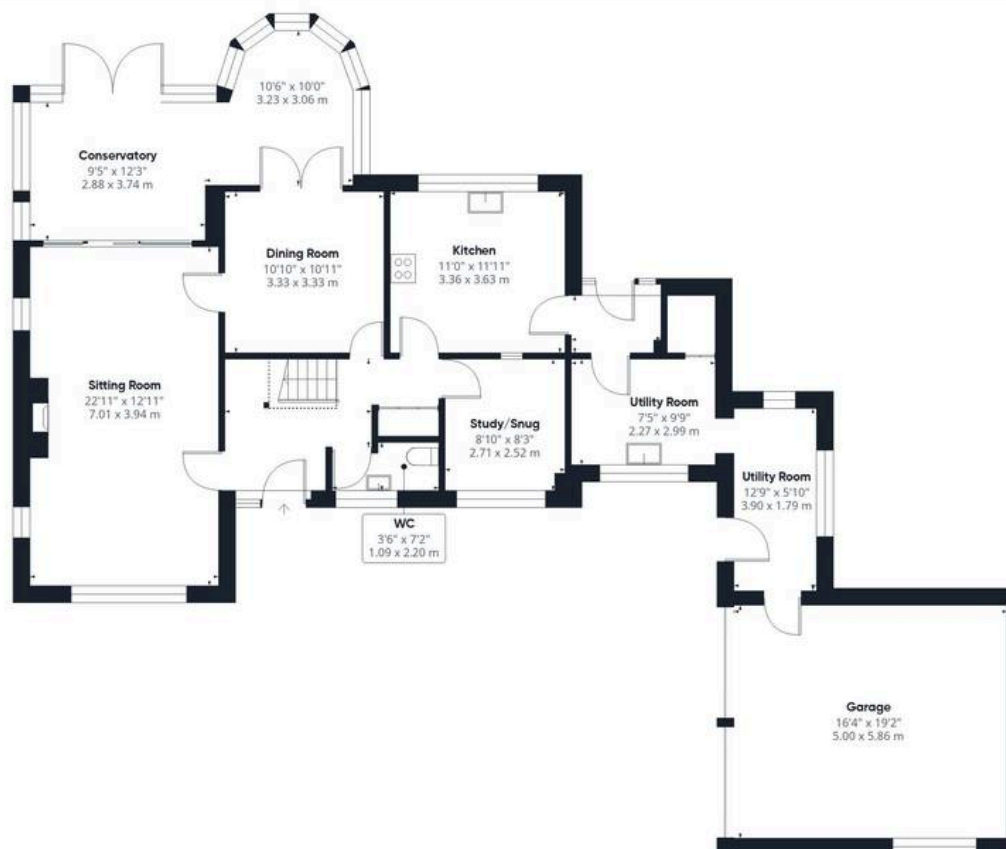




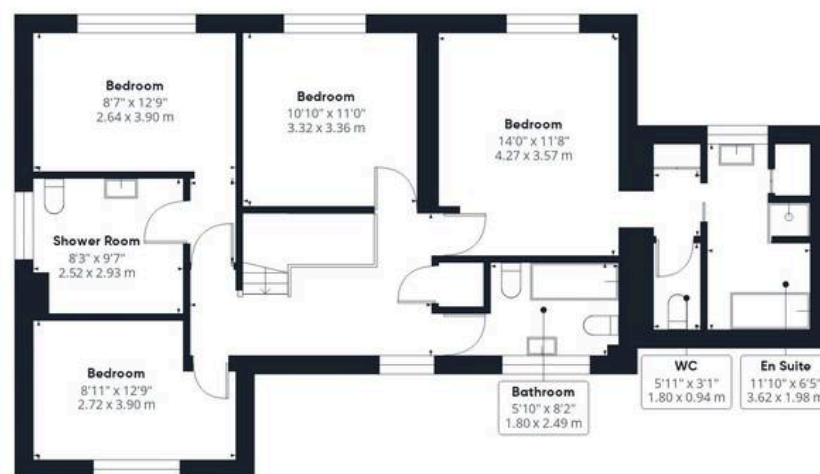
THE GREAT OUTDOORS

Occupying a 0.20 acre plot (stms) with river frontage onto the Tas, the property enjoys a tree lined rear aspect, with a timber decked seating area which is the perfect spot to enjoy the free flowing river. Brimming with over 40 years of planting and cultivation, the lawned gardens are adorned with a range of planting, along with several patio seating areas. The timber built summer house offers the ideal outside retreat or studio space, with unrivalled views of the garden and river. A wide vehicular access to the garden leads from the timber five bar gate on the drive, whilst a walkway can be found to the other side, with a working garden and oil tank. From the front drive, the double garage can be found with twin electric roller doors to front, storage above, door to utility room, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2352 ft²

218.6 m²

Reduced headroom

12 ft²

1.1 m²

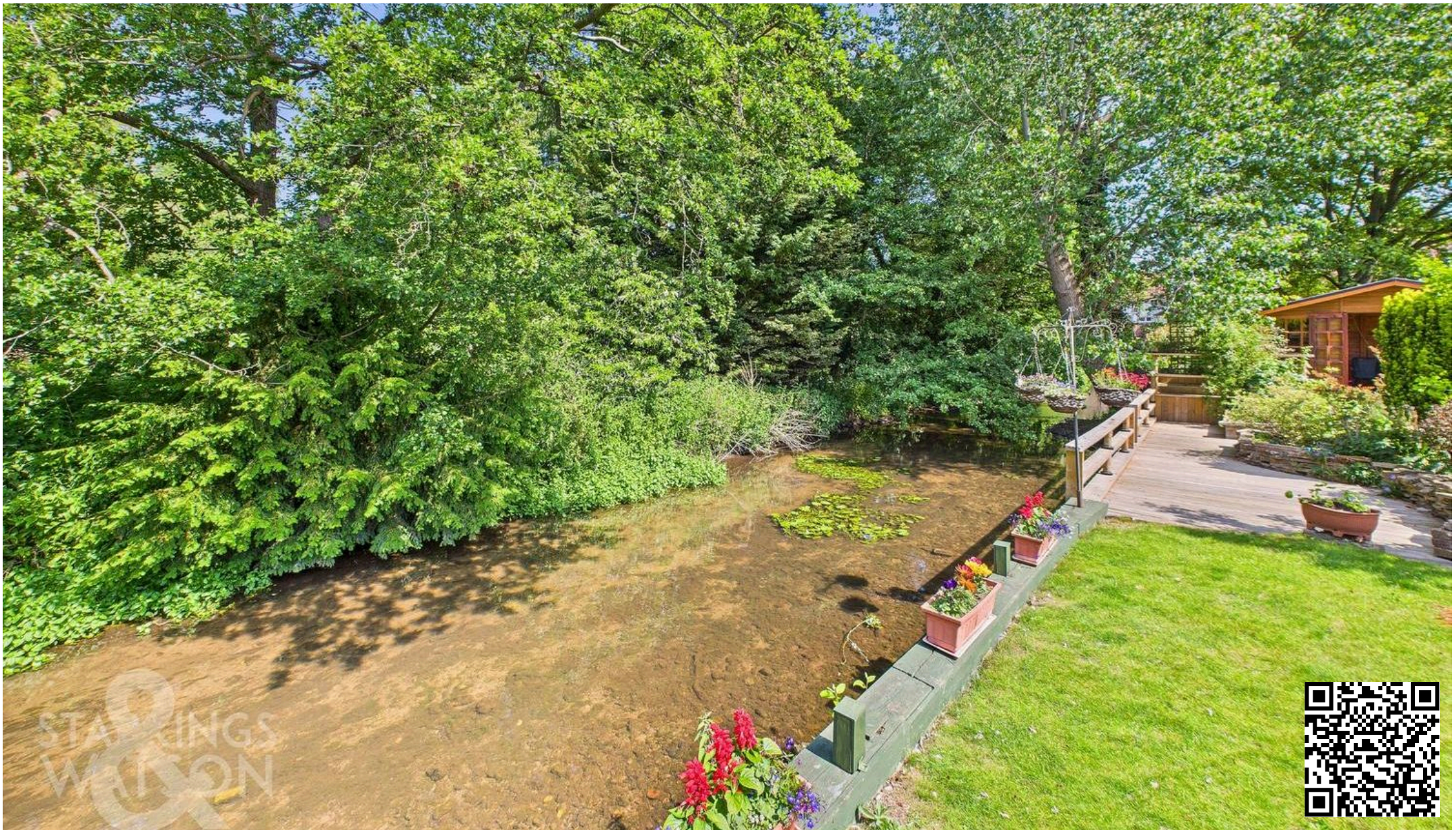
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 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.