



Low Road, Tasburgh - NR15 1LT



Low Road

Tasburgh, Norwich

This SUBSTANTIAL DETACHED HOME with DIRECT RIVER TAS FRONTAGE occupies approximately 1.2 ACRES (stms), with over 2266 Sq. ft (stms) of accommodation. Nestled within a SERENE SETTING, the property requires UPDATING and MODERNISING, with huge potential to EXTEND (stp). The plot enjoys a RANGE of MATURE PLANTING and TREES, ready for the PRIVATE and PEACEFUL SETTING to be enjoyed once again. Built in the 1970's and having been in the same family for over 40 years, the accommodation blends OPEN PLAN LIVING and UP TO FIVE RECEPTION ROOMS. The grandeur of this residence is evident the moment you step inside, with highlights including a large PORCH and HALL with double height atrium, striking 23' FEATURE ELEVATED SITTING ROOM, open plan DINING ROOM, kitchen, utility room, STUDY, W.C, cloakroom and annexe/garden room. Upstairs, FOUR BEDROOMS lead off the landing, along with the main FAMILY BATHROOM. The allure of this property extends beyond its walls, with EXTENSIVE GARDENS enveloping the home, encompassing lush MEADOWLAND and gracefully MATURE TREES, making it a perfect canvas for outdoor enthusiasts and nature lovers alike.

Council Tax band: F

Tenure: Freehold



- Substantial Home with Direct River Frontage
- Approx. 1.2 Acre Plot (stms)
- Approx. 2266 Sq. ft (stms) of Accommodation
- Ready for Updating, Modernising & Extending (stp)
- 23' Feature Elevated Sitting Room
- Total of Five Reception Rooms
- Four 1st Floor Bedrooms
- Extensive Gardens including Meadowland & Mature Trees

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

Set back from the road and screened behind mature planting, a large lawned front garden can be found with a low level brick wall running around the driveway where ample off road parking and turning space can be found. The driveway continues to the side of the property where the double garage sits back, and an open aspect can be enjoyed through to the gardens.



THE GRAND TOUR

Stepping inside, the porch entrance offers a spacious meet and greet area with three windows facing the front for excellent natural light and full height windows and door taking you to the main hall entrance - giving a hint of the raised sitting room beyond. Exposed brickwork and the stairs rising to the first floor landing can be seen, whilst doors lead off to further living space. The main sitting room is accessed via three steps where dual aspect windows can be found offering a light and bright feel, with a feature exposed brick fireplace with a pamment tiled hearth creating a focal point to the room. Stairs rise to the first floor landing and also down to a dining area which is complete with woodblock flooring, exposed brickwork and French Doors to the rear garden. From the dining room a door takes you to the adjacent kitchen which offers a range of wall and base level units with space for general white goods, where fantastic panoramic views across the garden can be enjoyed and a door takes you back into the hall entrance and main sitting area. Leading off the kitchen is the utility room with a ceramic butler sink, door taking you to the rear garden, built-in storage cupboard and floor standing oil fired central heating boiler, with the door taking you to the annexe/garden room and into the adjacent study. The study offers a spacious and versatile room with a side facing window, ready for carpeting, with a door taking you to the cloakroom where a ground floor WC offers potential to create a shower room if required. The annexe/garden room enjoys windows to all sides, and a door to the rear, with ample space to create a further reception or bedroom area if required.

Heading upstairs, the open landing leads to the four bedrooms with newly plastered ceiling above. The smaller of the bedrooms includes a built-in shower cubicle with further potential to create an en-suite to the adjacent bedroom or remove to create a larger bedroom space if required. The family bathroom supports the four bedrooms with a three piece suite including a mixer shower tap over the bath and storage under the hand wash basin.

FIND US

Postcode : NR15 1LT

What3Words : [///stream.newsreel.slips](https://www.what3words.com/#!/stream.newsreel.slips)

VIRTUAL TOUR

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

AGENTS NOTES

The property suffered water damage from a leak in the water tank located in the loft space. Remedial works have been completed including new first floor ceilings. Decorating and flooring are still required in part. As part of the works, an asbestos survey was completed, which confirmed some of the artex did contain asbestos - this is typical for the age of the property.



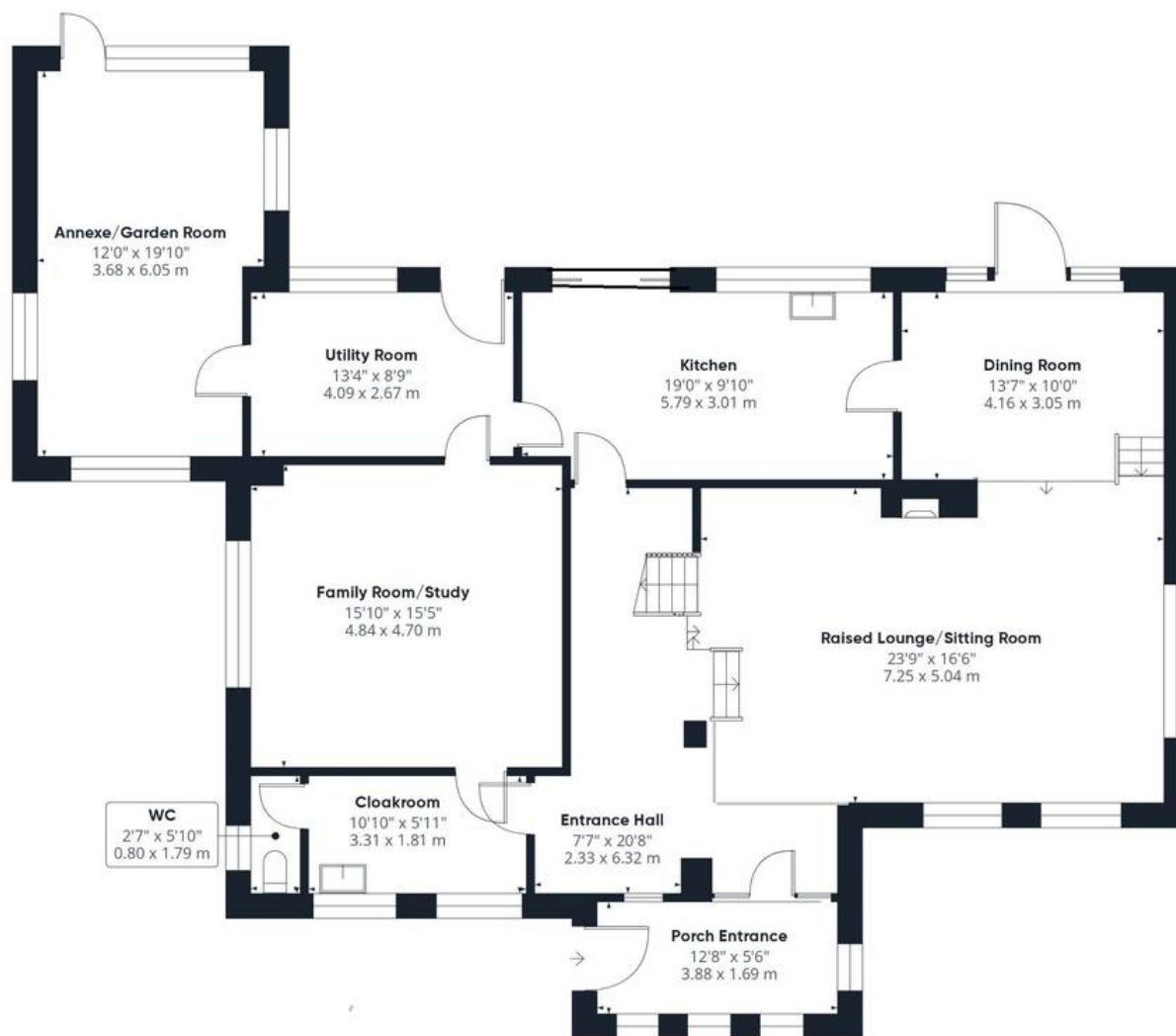




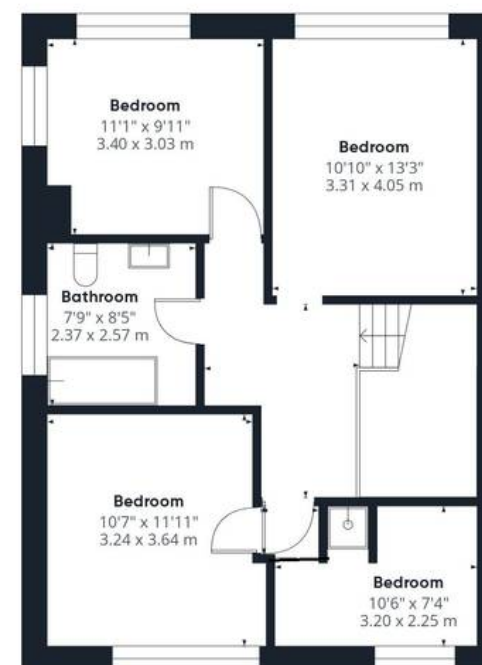
THE GREAT OUTDOORS

Occupying a 1.2 acre plot (stms), the gardens offer extensive areas of grass and meadowland, leading directly to the river frontage. A series of hedging and planting, along with mature Ash, Maple and Birch trees can be found in the formal garden area, with the meadowland being open to the side boundaries. The driveway is open to the gardens, where the oil tank and double garage can be accessed. The property boasts a large double garage with remote-controlled electric door and side door access with storage above, power and lighting and two further windows at the rear to allow extra light into the area.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2266 ft²

210.4 m²

Reduced headroom

7 ft²

0.6 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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