



Pristow Green Lane, Tibenham - NR16 1PU

**STARKINGS  
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HYBRID ESTATE AGENTS





## Pristow Green Lane

Tibenham, Norwich

Located within the POPULAR SEMI-RURAL VILLAGE of Tibenham with easy reach of DISS, ATTLEBOROUGH and WYMONDHAM you will find this MODERN, IMPOSING DETACHED FAMILY HOME presented in EXCELLENT ORDER extending to over 1500 SQFT (stms). The house offers a porch entrance and hallway, ground floor shower room, separate home office, sitting room with OPEN FIREPLACE, family style open plan kitchen/dinning room and separate utility as well as conservatory extension. On the first floor there are FOUR DOUBLE BEDROOMS as well as upgraded EN-SUITE shower room and family bathroom. Externally, there are private rear garden as well as further front gardens, a detached DOUBLE GARAGE with power and light and a NEWLY RE-SURFACED DRIVEWAY providing plenty of OFF ROAD PARKING.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached Family Home In Village Location
- Presented In Excellent Order
- Two Reception Rooms & Conservatory
- Open Plan Kitchen/Dining Room & Utility
- Four Ample Bedrooms
- Three Well Fitted Modern Bathrooms
- Private Rear Gardens & Double Garage
- Newly Landscaped Driveway With Parking





Situated in the south Norfolk village of Tibenham with delightful views over field and farmland. Within the village there is a community hall and public house with 3 schools in the surrounding area (primary and secondary). The thriving market town of Diss lies around 5 miles to the south providing a wide range of local and national shops, sporting and leisure facilities. There is a mainline train station at Diss providing regular services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street around 90 minutes. Tibenham offers good access to Long Stratton, the a140 and the property is only 15 minutes from the Snetterton Junction off the A11 for connection to Stanstead Airport. The surrounding south Norfolk countryside provides an array of recreational pursuits.

#### SETTING THE SCENE

Approached via Pristow Green Lane, there is a newly re-surfaced driveway leading to a hard standing brick paved and shingled driveway with ample parking for multiple vehicles. There is a lawned front garden with mature hedging and shrubs and a pathway leading to the side garden with a secure gate. There are double gates from the driveway leading to the side and rear of the house with access to the garage beyond. The main entrance door to the front leads into the house via a porch.

#### THE GRAND TOUR

Entering the house by the main entrance door to the front, you will find a useful entrance porch with space for coats and shoes leading into the main hallway. The hallway offers stairs to the first floor landing as well as access to the ground floor w/c and shower room.







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Also off the hallway there is a separate and purpose study room to the front as well as the sitting room on the other side of the hallway. The sitting room also faces the front and features an open fireplace with timber mantelpiece. Heading to the rear of the property you will find the open plan family sized kitchen/dining room with space for a large table and the extended conservatory off the dining space. In addition, there is a large walk in understairs pantry cupboard and the kitchen features a range of modern units with wood effect worktops over as well as breakfast bar. There are integrated appliances to include an electric hob, double eye level oven and dishwasher. There is then space for a tall fridge freezer with the door leading through to the separate utility room. The utility room features further cupboard storage with rolled edge work surfaces over as well as space and plumbing for washing machine and tumble dryer. Heading up to the first floor landing, you will find built in airing cupboard as well as loft hatch access and access to the four double bedrooms. To the front of the house there is a comfortable double room with fitted storage as well as on the other side of the landing, the main bedroom which features double built in wardrobes and a newly re-fitted en-suite shower room. To the rear of the house overlooking the garden, there are two further double bedrooms, one of which has built in storage as well as the main family bathroom which again has been refitted to include a jacuzzi bath with shower over as well as modern and stylish aqua boarding.

### FIND US

Postcode : NR16 1PU

What3Words : ///vague.functions.dished

### VIRTUAL TOUR

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

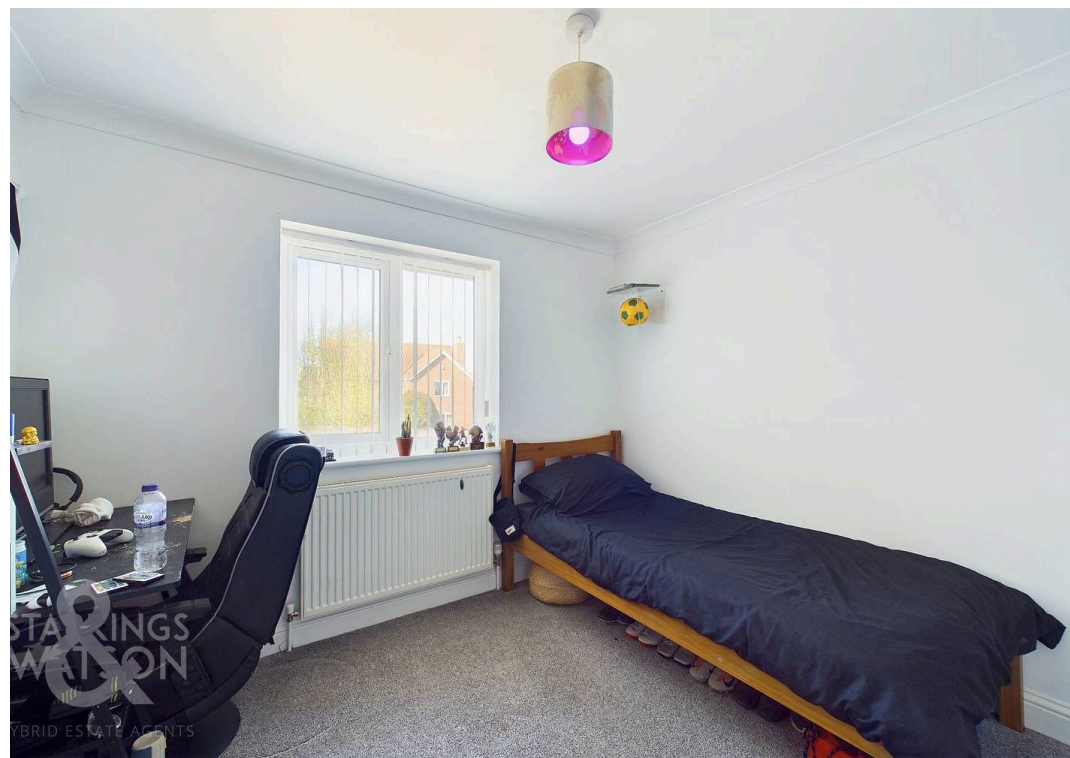
### AGENTS NOTES

Buyers are advised of the following; There is mains electricity and water connected.

Heating is provided via an oil fired boiler as well as a sewerage treatment plant for drainage.

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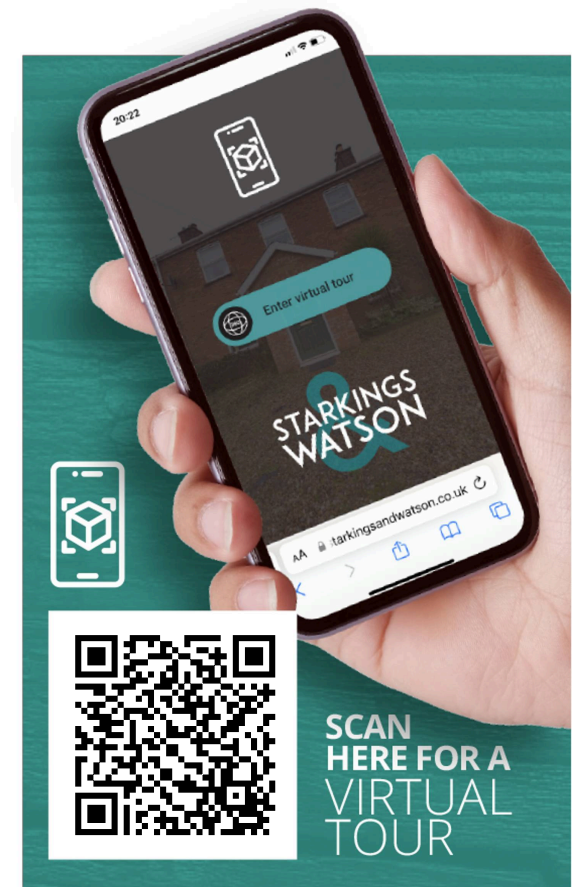




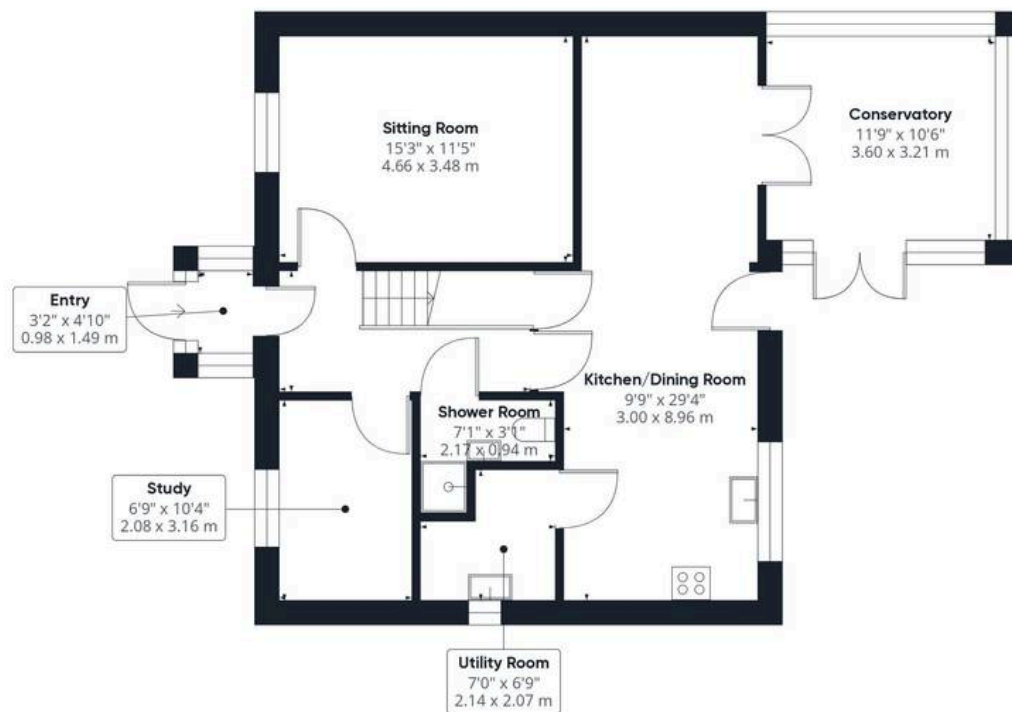


## THE GREAT OUTDOORS

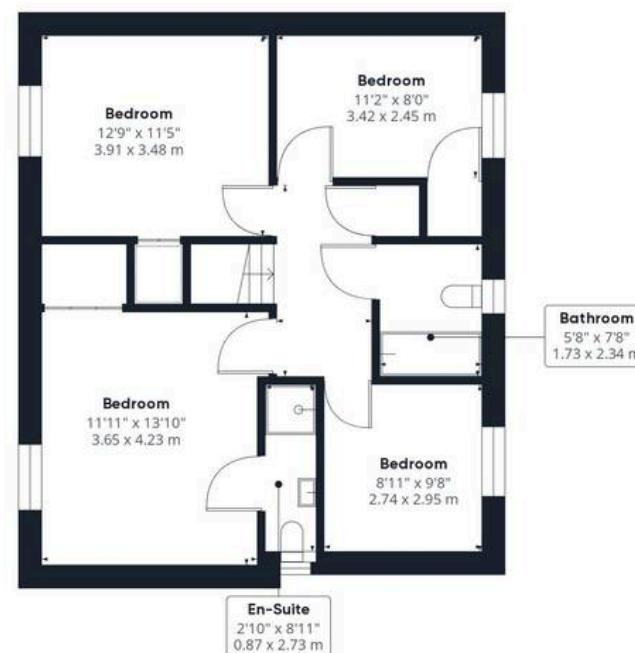
The private rear garden is mainly laid to lawn offering a sunny aspect. There is a large brick paved patio leading from the rear of the house providing plenty of space for outside dining which in turn leads onto the lawned section. The double garage located in the rear garden offers a side access as well as two electric roller doors with power and light and storage. The garden is enclosed with timber fencing with the addition of trees and shrubs.







**Ground Floor**



**Floor 1**

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

1504.14 ft<sup>2</sup>  
139.74 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**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.