



Norwich Road, Tacolneston - NR16 1AL

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Norwich Road

Tacolneston, Norwich

NO CHAIN. Brimming with CHARACTER and CHARM, this mid-terrace cottage is the ideal COUNTRYSIDE RETREAT, with a WARM and COSY INTERIOR. A short drive from WYMONDHAM and MULBARTON, the property is adorned with TIMBER BEAMS whilst remaining light and bright. The accommodation comprises a porch entrance, SITTING ROOM with FEATURE FIREPLACE and EXTENDED KITCHEN with room for a dining table. Upstairs, TWO BEDROOMS and a FAMILY BATHROOM can be found - all off landing. To the outside, ON ROAD PARKING can be found to front, with ENCLOSED GARDENS to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mid-Terrace Character Cottage
- Dressed to Impress!
- Sitting Room with Feature Fireplace
- Open Plan Kitchen/Dining Room
- Two Bedrooms Off Landing
- Family Bathroom with Shower
- Landscaped Garden
- On Road Parking



The property is situated in Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College, and within the catchment area for Wymondham and Long Stratton schools.

#### SETTING THE SCENE

Set in a row of cottages overlooking woodland, the property occupies a low maintenance shingled frontage with timber picket fencing and a gate.

#### THE GRAND TOUR

Heading inside, the uPVC door opens to a porch entrance, with the sitting room beyond. Centred around the feature fire place (wood burner for decoration only) with exposed brick and pamment tiled hearth, fitted carpet runs under foot, with a window to front and modern electric heater. Stairs rise to the first floor, with a door taking you to the kitchen. Having been extended, an open plan kitchen/dining space can be found, with room for a table, and a run of kitchen units to both sides. Integrated cooking appliances are included with an inset electric ceramic hob and built-in eye level electric double oven. Tiled flooring runs under foot, with a window and door to rear. Heading upstairs, fitted carpet leads through the landing, with doors to two bedrooms, whilst the smaller includes a built-in wardrobe. The family bathroom sits adjacent, complete with a modern three piece suite, tiled splash backs and shower over the bath.







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Tacolneston, Norwich

FIND US

Postcode : NR16 1AL

What3Words : ///caravans.boarded.thighs

VIRTUAL TOUR

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

AGENTS NOTE

Potential buyers are advised the wood burner has not been tested and is used for decoration only. The property utilises a septic tank which serves this and one neighbouring property.

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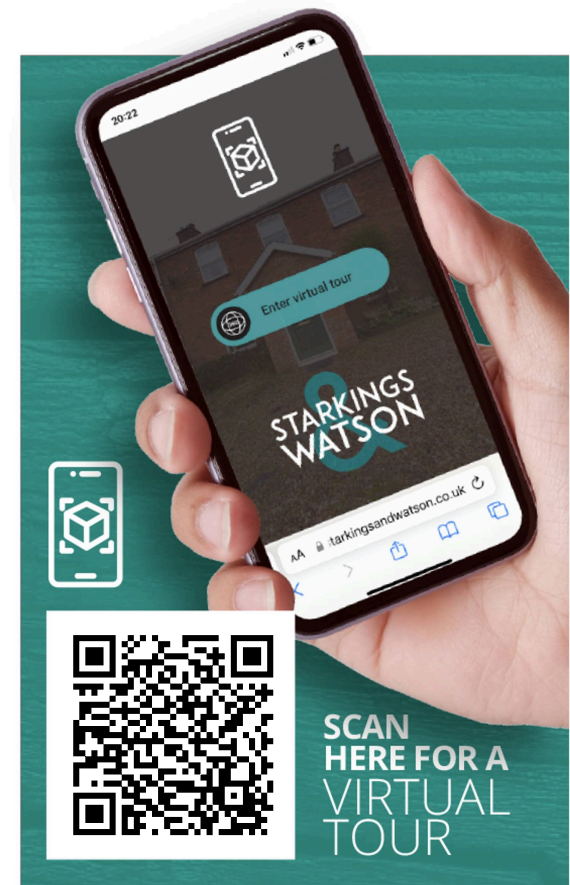






## THE GREAT OUTDOORS

Heading out of the kitchen door, a patio area can be found, with steps to a raised lawned garden, complete with shingled beds and timber fencing to both sides. A section of decking can be found to the rear, with a gate opening to an area of shingle.







Ground Floor



Floor 1

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

652.37 ft<sup>2</sup>

60.61 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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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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 and 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.