



Cheneys Lane, Tacolneston - NR16 1DA





## Cheneys Lane

Tacolneston, Norwich

IN SUMMARY NO CHAIN! Presenting this exceptional, NEWLY BUILT TWO BEDROOM DETACHED BUNGALOW in the sought-after village location of Tacolneston. Boasting a modern design and contemporary finish, this property is a rare find with no onward chain. Step inside to discover a thoughtfully laid out interior featuring EFFICIENT AIR SOURCE HEATING underfloor throughout. The OPEN PLAN main kitchen/reception space offers flexibility and style opening onto the garden, perfect for modern living. The property includes TWO DOUBLE BEDROOMS a family bathroom, all exuding comfort and quality. Outside, the property truly shines with its private LANDSCAPED rear garden, providing a tranquil retreat for relaxation and leisure. This well-designed garden offers a sunny haven with a low maintenance astro turf lawn and a paved terrace ideal for outdoor dining and entertaining. Additionally, a timber built storage shed ensures storage, while secure gated side access on both sides of the bungalow adds to the convenience.



A highlight of the exterior is the IMPRESSIVE DRIVEWAY, capable of accommodating up to four vehicles off-road, complete with wiring for an EV CAR CHARGER if required making it the perfect property for modern living.

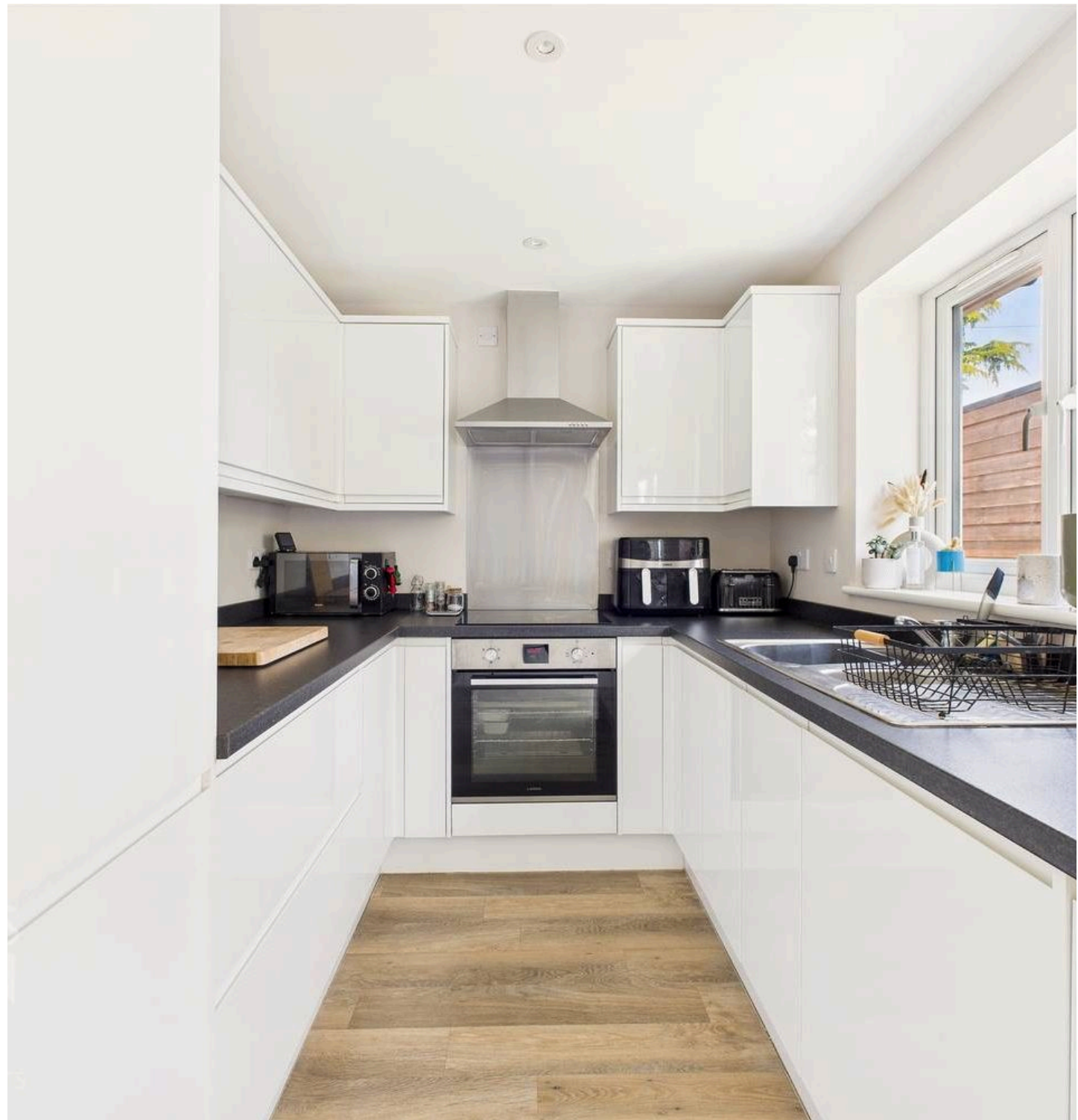
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Detached Newly Built Bungalow
- Efficient Air Source Underfloor Heating
- Open Plan Main Kitchen/Reception Space
- Two Double Bedrooms & Family Bathroom
- Private Landscaped Rear Garden
- Impressive Driveway With Wiring For an EV Car Charger
- Popular Village Location

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.





There is access to many public footpaths across open farmland at the rear of the property via a public footpath approx. 50 meters away.

#### SETTING THE SCENE

Approached via Cheney's Lane in Tacolneston you will find a large shingled driveway to the front which could fit around four vehicles off road. The driveway provides wiring for an EV car charging point as well as gated access to the rear garden on both sides of the bungalow. The main entrance door is found to the front.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway leading to all rooms. To the front of the bungalow are two double bedrooms both with a sunny and bright aspect. The main family bathroom can be found next off the hallway with a w/c, hand wash basin and a bath with rainfall shower over. The reception space is all found to the rear of the bungalow and is open plan offering plenty of space for relaxing, dining and entertaining. The sitting/dining area opens onto the rear garden with a set of double doors. The modern kitchen provides a range of wall and base level units with rolled edge worktops over as well as integrated appliances to include an electric oven, hob and extractor, dishwasher, washing machine and fridge/freezer. The accommodation is completed by air source underfloor heating throughout as well as a generous loft with storage.

#### FIND US

Postcode : NR16 1DA

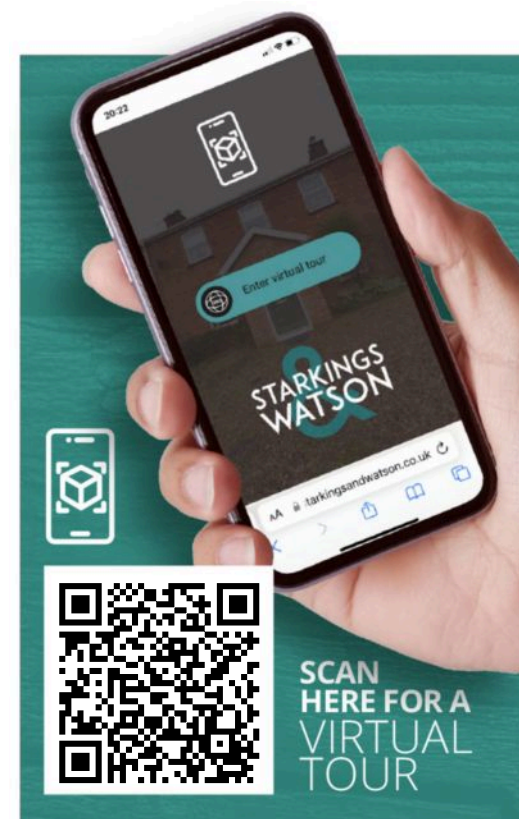
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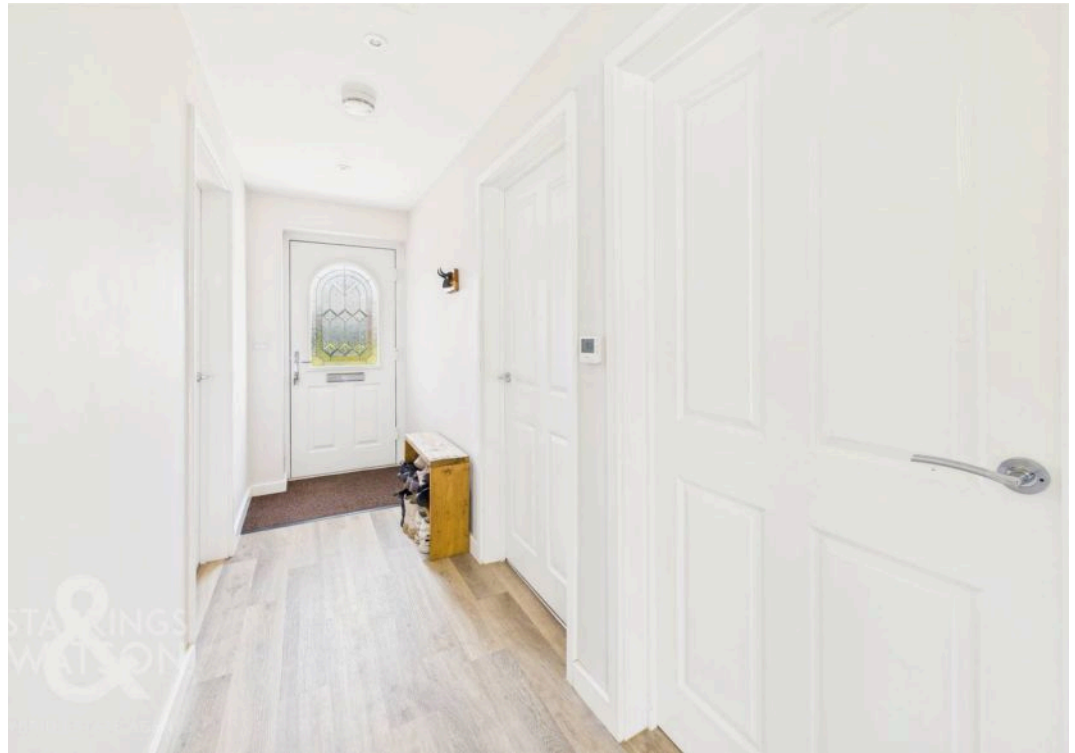
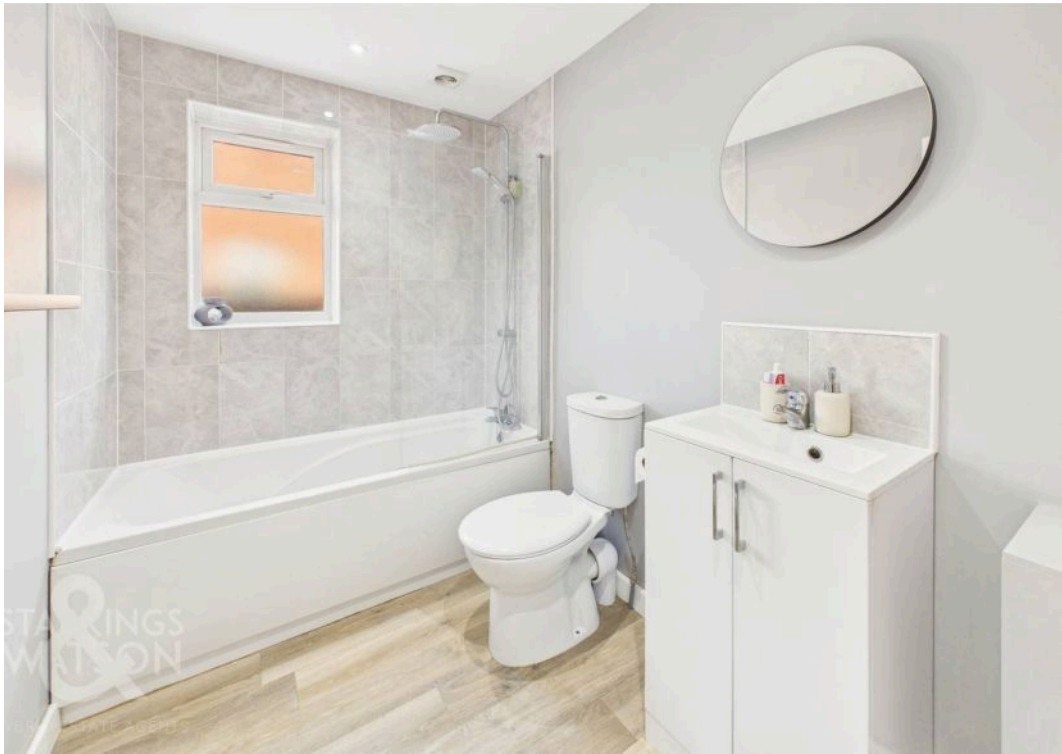
#### VIRTUAL TOUR

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

#### AGENTS NOTES

Buyers are advised the property benefits from modern air source underfloor heating with mains electricity and water and drainage connected. There is an EV car charging point off the driveway.



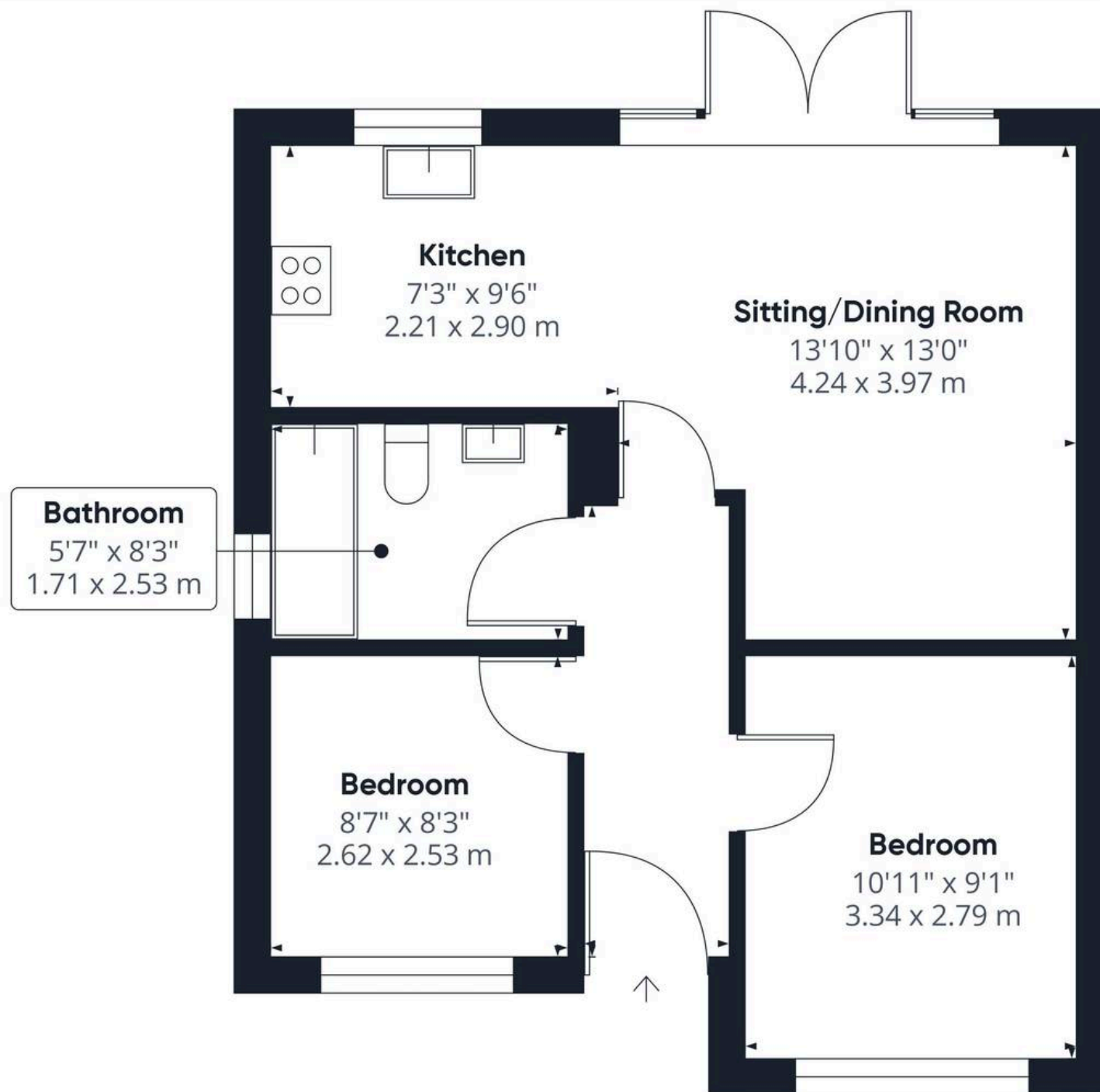




## THE GREAT OUTDOORS

The private and enclosed rear garden offers a sunny space which is non overlooked. The garden features a low maintenance astro turf lawn as well as paved terrace ideal for outside dining. There is a timber built storage shed as well as secure gated side access on both sides of the bungalow.





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

515.37 ft<sup>2</sup>

47.88 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.