



New Road, Tacolneston - NR16 1DE

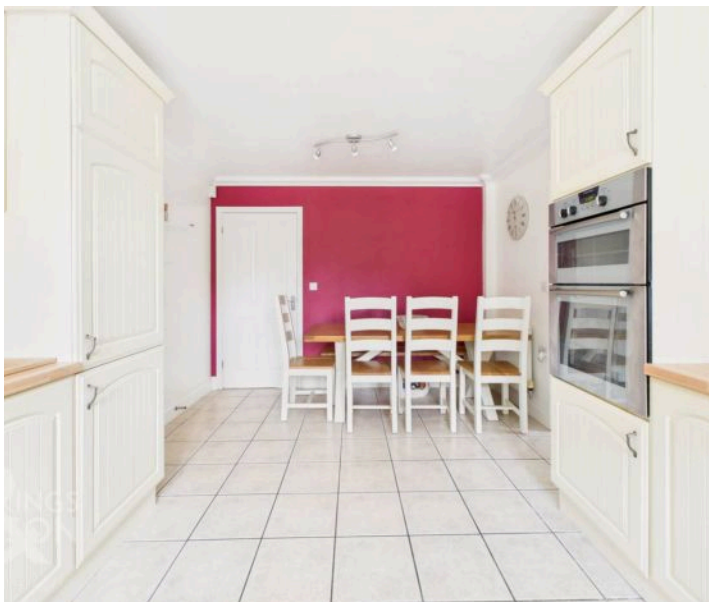




## New Road

Tacolneston, Norwich

Set in a quiet RURAL VILLAGE this DETACHED HOME offers the usual countryside charm including STUNNING FIELD WALKS whilst only being a short drive to Wymondham with its mainline train service. This well maintained home offers approx. 1300 Sq. Ft of living space (stms) including a 19' TRIPLE ASPECT SITTING ROOM with separate DINING ROOM and open kitchen/breakfast room with INTEGRATED APPLIANCES leading to a utility room. The first floor landing splits to give access to FOUR DOUBLE BEDROOMS, all well proportioned and all having use of the FOUR PIECE FAMILY BATHROOM, EN-SUITE to the main and ground floor WC. Externally, tall hedges to the front give privacy while still allowing natural light to flood the front of the home with a FULLY ENCLOSED GARDEN to the rear and DOUBLE GARAGE with driveway sat in front, ideal for a potential conversion if desired (stp).



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House with an Abundance of Nearby Countryside Walks
- 19' Triple Aspect Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room With Integrated Appliances Into Utility
- Four Double Bedrooms
- Family Bathroom, En-Suite & WC
- Private & Well Maintained Gardens
- Driveway & Double Garage Ideal For Potential Conversion (stp)
- Peaceful Rural Setting However Only 10 Minutes From Nearby Wymondham

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.

#### SETTING THE SCENE

The property can be found set back from the street where tall and mature privacy giving hedges separate the home from the street and public walkway in front while still allowing





more than enough natural light to flood the front of the home. A flagstone walkway takes you through a lawn garden space where side access gates can take you into the garden at the rear of the home with a patio seating area and a tiled and pitched awning above the front door.

#### THE GRAND TOUR

Once inside the central hallway is the first space to greet you laid with all tiled flooring. This space grants access to all living accommodation on the ground floor as well as stairs for the first floor and well proportioned storage cupboard ideal for storing coats and shoes after a long walk through one of the many fields surrounding this home. Immediately to your left, a separate dining room can be found. This space is laid with all hard wearing wooden flooring with front facing uPVC double glazed windows leaving more than enough room for a formal dining suite or to potentially be used as a snug sitting room or children's playroom if desired. The main living space comes in the adjacent side of the home in the form of a 19' triple aspect sitting room. Again laid with hard wearing wooden flooring, this space is more than large enough to accommodate a sitting room suite with additional soft furnishings with more than enough space for a potential choice of layouts while uPVC French doors take you on to the rear garden. Towards the rear of the home the kitchen and breakfast room merge again with all tiled flooring. This space is home to an array of wall and base mounted storage units set around rolled edge wooden effect work surfaces which in turn give way to integrated appliances including dual eye level ovens, hob with extraction above, dishwasher and fridge/freezer whilst leaving more than enough floor space for a breakfast table. Just off from the kitchen is a handy utility space again with further storage and plumbing for white goods with an inset chrome sink and side access door to the side of the home. This space can act as a second entrance with two piece ground floor WC located just off the back.

The first floor landing splits in both directions to allow access into all four of the double bedrooms within this home as well as a handy built in storage cupboard and four piece family bathroom suite with updated shower and separate bath with shower head. The main bedroom sits just next door to the bathroom with more than enough space for a large double bed. This room benefits from the use of an en-suite shower room which again has an updated shower featuring a tall heated towel rail. Towards the very front of the home, another well proportioned and well maintained double bedroom can be found, currently used as a second home office and living space. This room could easily accommodate a large double bed with additional storage solutions. The opposite side of the home features another two double bedrooms, both laid with all carpeted flooring and both having more than enough room for a double bed with additional storage solutions and soft furnishings.

#### FIND US

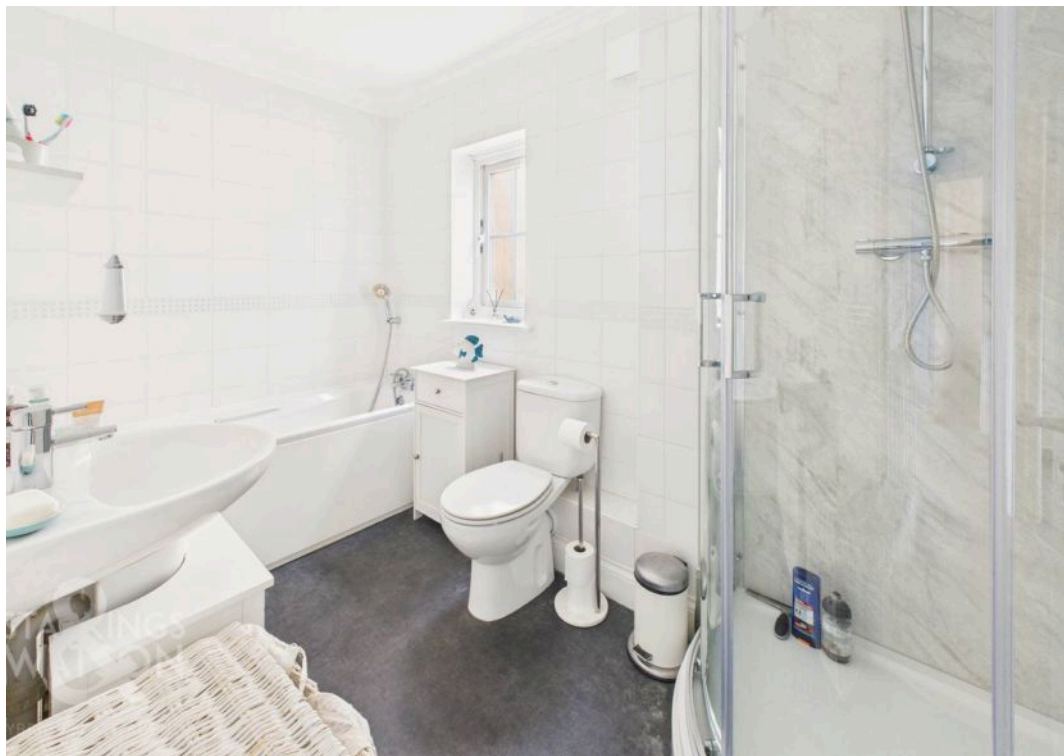
Postcode : NR16 1DE

What3Words : ///explains.taxed.indicate

#### VIRTUAL TOUR

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





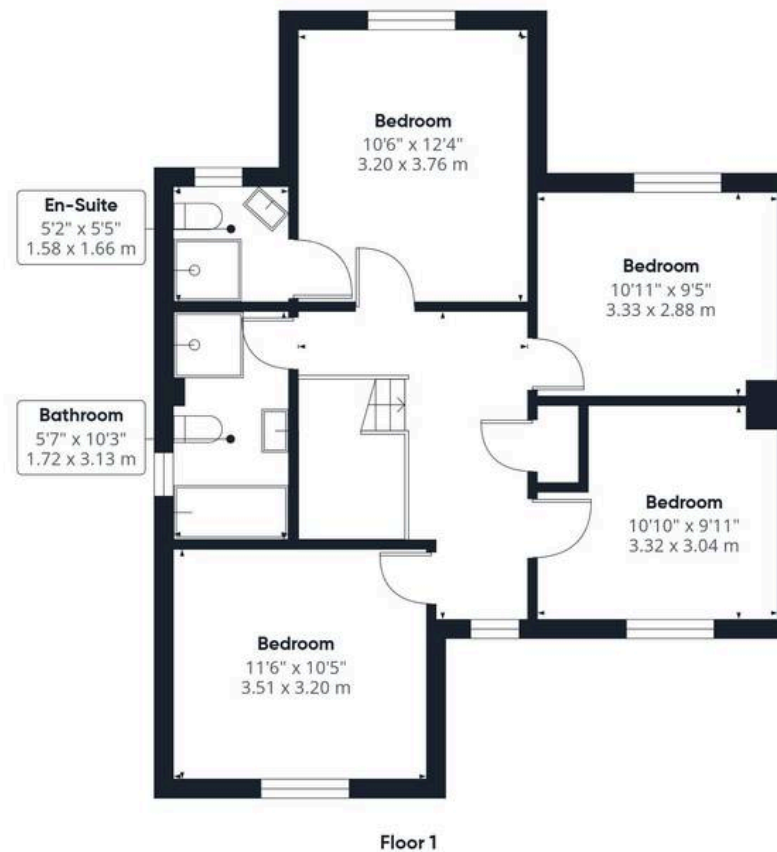




## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber panel fencing which wraps around the immaculately maintained lawn space where colourful planting borders sit to each side of the home adding vibrancy and privacy with access coming directly into the garage via a personal door with swinging timber gate taking you towards the driveway sat in front of double garage.





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

1294 ft<sup>2</sup>

120.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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