



## 22 Dovedale Road, Tacolneston

OIRO £240,000 Freehold

Re-decorated and ready to move straight in, this well-maintained two-bedroom detached bungalow offers an excellent opportunity for those seeking a peaceful village setting with practical living space and a generous plot. Set within a quiet residential close in the popular South Norfolk village of Tacolneston, the property is ideally suited to buyers looking to downsize, relocate to the countryside, or enjoy single-storey living without compromising on comfort or convenience. With recent improvements and scope to personalise further, this property presents both immediate comfort and long-term potential.



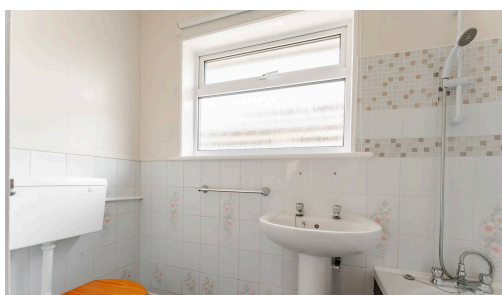
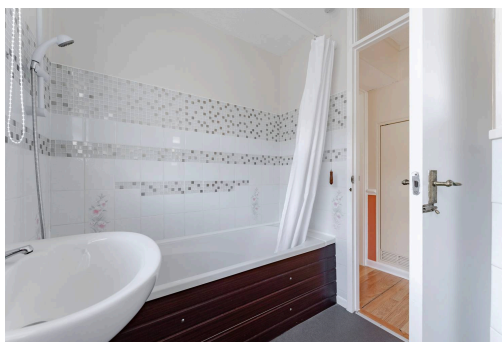
## Location

Dovedale Road enjoys a tucked-away setting within the well-regarded village of Tacolneston, surrounded by open countryside yet conveniently placed for local amenities. Tacolneston offers a sought-after rural lifestyle with the benefit of a popular primary school, a well-stocked village shop, and easy access to Norwich, just under 11 miles away. The nearby market towns of Wymondham and Attleborough provide further shops, supermarkets, and rail links, while the surrounding area is ideal for those who enjoy walking, cycling, or simply appreciating the peaceful Norfolk landscape.



## Dovedale Road

Step inside to be welcomed into a central hallway with wood-effect flooring, a built-in storage cupboard, and access to the loft. The spacious sitting/dining room is positioned to the front of the property and benefits from dual-aspect windows, allowing natural light to fill the space throughout the day. Wood-effect flooring continues underfoot, providing a clean and low-maintenance finish.





Also to the front, the kitchen offers a range of fitted wall and base units with space for an electric cooker and white goods. Two useful pantry cupboards offer additional storage, and a door provides direct access to the garden.

Both bedrooms are set to the rear of the property, overlooking the garden and finished with fitted carpets and uPVC windows. The family bathroom sits alongside the two bedrooms and includes a three-piece suite with bath and mixer shower tap, along with partial wall tiling.

The fully enclosed rear garden can be accessed via a gated entrance at the front of the property as well as from the driveway or directly from the kitchen. A lawn forms the main area, with established shrubbery and hedging in one corner, and a patio running the width of the property offering space for outdoor seating. There is also the potential to reinstate a former flower bed to add extra interest. The single garage includes an up-and-over door to the front and a separate side access door.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

**AI staging has been used to enhance photos included in this listing**

Council Tax band: C

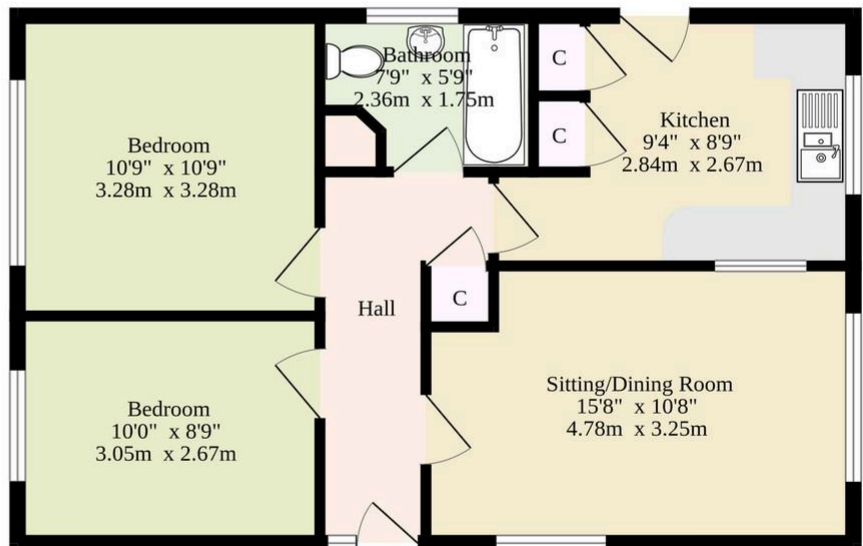
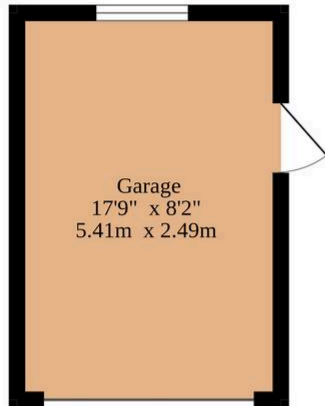
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F



**Ground Floor**  
**604 sq.ft. (56.1 sq.m.) approx.**



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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