



Tanners Green, Garvestone, Norwich, NR9 4QS

welcome to

Tanners Green, Garvestone, Norwich

Step inside this beautifully presented detached bungalow, occupying a delightful position within a well-regarded mid-Norfolk village. Boasting 3 double bedrooms, inviting lounge, open-plan kitchen/garden room with bi-fold doors, well-manicured gardens, ample parking, carport, garage & more!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Built-in storage cupboard and door opening to;

Lounge

16' 11" x 11' 10" (5.16m x 3.61m)

Fitted carpet flooring, central fireplace with mantel, radiator, double glazed window to front aspect and archway to;

Kitchen

15' 3" x 11' 4" (4.65m x 3.45m)

A modern range of wall and floor mounted units with complementary rolled edge work surfaces over and upstands, inset sink with chrome mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob, space for free standing fridge freezer, space for dishwasher, space for washing machine, kitchen island with seating space, wood effect flooring, inset ceiling spotlights, under-cabinet lighting, plinth lighting, opening to inner hallway and open-plan access to;

Garden Room

19' 8" x 8' 1" (5.99m x 2.46m)

UPVC build with wood effect flooring, aircon, radiator, double glazed windows surrounding and bi-fold doors opening to the fantastic rear garden.

Inner Hallway

Fitted carpet flooring, airing cupboard housing hot water tank, inset ceiling spotlights, radiator and doors opening to all bedrooms and family bathroom suite.

Bedroom One

13' 5" max x 11' 11" (4.09m max x 3.63m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

12' x 11' max (3.66m x 3.35m max)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

Bedroom Three

11' 4" x 9' max (3.45m x 2.74m max)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to side aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, P-shaped bath with shower over, tiled walls, wood effect flooring heated towel rail and inset ceiling spotlights.

External

The property sits on a delightful, generous plot and boasts excellent off-road parking options, with driveways to both sides of the property - perfect for families or multi-car households. One side features a carport, providing sheltered parking or additional storage, alongside access to the single garage, ideal for secure parking or a workshop space. The remaining frontage is laid to well-tended lawn with various shrub beds, plant borders and gated access to the rear aspect.

Step into a beautifully landscaped rear garden that offers the perfect blend of charm and functionality. A stylish brickweave seating area provides the ideal spot for outside dining or relaxing, while a neatly kept lawn is bordered by raised flower beds and a variety of established shrubs, adding colour and interest throughout the seasons. A delightful summer house offers a peaceful retreat or hobby space, complemented by a greenhouse for keen gardeners. The garden is fully enclosed by timber fencing, ensuring privacy, with convenient side access to the garage via a pedestrian door.

Garage

Power, lighting, double glazed window to rear aspect, personal door from garden and up and over door to front.

Agents Note

Waste from the property is served by a cesspit. Contact the branch for more details.

Location

Garvestone is a well-regarded rural village situated about 5 miles equi-distant of Dereham and Wymondham and about 15 miles from the City of Norwich. It has a primary school and church. Dereham town itself boasts a modern shopping centre, a full range of schools, hotels, churches and public houses. There are regular bus services to all the nearby towns and villages, together with a fantastic route into Norwich City centre. Dereham boasts many sport and leisure activities including a Sports and Leisure Centre, which incorporates a full gymnasium, modern pool and indoor bowls. There is also a friendly and sociable golf club located off the well regarded Quebec Road.

directions to this property:

Leave Dereham via the B1113 and continue through Reymerston, into the village of Garvestone. Proceed through the village towards the Wymondham direction and before you leave the village, turn left into Town Lane and continue down the hill. Bear around to the left and where the road turns to the right, turn left into Tanners Green. The property can be found on the left hand side. The Tanners Green sign is located directly in front of the property.



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welcome to

Tanners Green, Garvestone, Norwich

- Attractive 3 Double Bedroom Detached Bungalow
- Open-Plan Fitted Kitchen/Breakfast Room
- 19' Garden Room With Bi-Fold Doors
- Built-In Wardrobes To All Bedrooms
- Oil Fired Central Heating And Double Glazed Windows
- Beautifully-Maintained, Private Rear Garden
- Ample Parking By 2 Driveways, Carport And Garage
- Peaceful, Non-Estate Village Location

Tenure: Freehold EPC Rating: D

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117304 - 0002

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