



Karencot Rectory Road, Tivetshall St. Mary Norwich NR15 2AL



**william
h brown**

welcome to

Karencot Rectory Road, Tivetshall St. Mary Norwich

A detached bungalow situated on a large plot in the well sought after village of Tivetshall St Mary. The property boasts from a wealth of accommodation throughout inside and outside, single garage with ample off road parking for multiple vehicles.

Location

Tivetshall St Margaret and Tivetshall St Mary are two closely linked communities in a semi-rural setting with the benefit of two village public houses, a post office, primary school and the churches of St Margaret and St Mary. The village of Long Stratton is 3.5 miles and provides a more comprehensive range of amenities, doctor's surgery, schools, etc. The market town of Diss is 8 miles and the city of Norwich 14 miles, both provide main line commuter rail links.

Accommodation

Entrance Porch

Front aspect door, side aspect double glazed window, radiator and french doors to;

Lounge

19' 10" x 13' 3" Into Recess (6.05m x 4.04m Into Recess)
Dual aspect double glazed windows, laminate flooring, radiator and fire place with wood burning stove, tv and telephone points. Doors leading to the dining room and bedroom three.

Bedroom Three

11' 10" x 7' 2" (3.61m x 2.18m)
Front aspect double glazed window, radiator and carpet.

Dining Room

22' Beyond cupboard x 7' 11" (6.71m Beyond cupboard x 2.41m)
Side aspect double glazed window, laminate flooring, recessed spot lights, storage cupboard and radiator.

Kitchen

14' 9" x 9' 6" (4.50m x 2.90m)
Dual aspect double glazed windows. Fitted kitchen with wall and base units, butler sink, work surfaces, recessed spot lights, laminate flooring, radiator, spaces for fridge/freezer and Range style cooker with extractor fan. Door to;

Utility Room

5' 11" x 8' 3" (1.80m x 2.51m)
Rear aspect double glazed window and side aspect door, lino flooring, wall mounted boiler, spaces for washing machine and dishwasher. Door to;

Shower Room

Side aspect double glazed window, recessed spot lights, shower cubicle, wc, wash hand basin and extractor fan.

Garden Room

11' 2" x 8' 9" (3.40m x 2.67m)
Rear aspect double glazed french doors, radiator and laminate flooring.





Hallway

Airing cupboard, loft hatch, radiator and doors to;

Bedroom One

12' 1" x 11' 10" (3.68m x 3.61m)

Front aspect double glazed window, radiator and carpet.

Bedroom Two

8' 10" x 11' 4" (2.69m x 3.45m)

Rear aspect double glazed window, radiator and carpet. Door to;

Shower Room

Side aspect double glazed window, recessed spot lights, shower cubicle, wc, wash hand basin and extractor fan.

Bedroom Four

10' 6" x 8' 11" (3.20m x 2.72m)

Front aspect double glazed window, radiator and carpet. Door to;

Bathroom

Recessed spot lights, free standing bath, electric heated towel rail, wc, wash hand basin and extractor fan.

Outside

The property sits on a large plot and benefits from an extensive garden with various mature planted trees, hedging and flowers, separate paddock area, paved patio making this a great spot to relax and dine in throughout the summer months, garden shed and garage with up and over door, power and pitched roof.

Services

Mains Electricity
Mains Water
Mains Drainage
LPG

Council Tax Band: D



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welcome to

Karencot Rectory Road, Tivetshall St. Mary Norwich

- Detached Bungalow Situated On A Large Plot
- Kitchen With Utility Area
- Three Reception Rooms, One With A Wood Burner
- Bedroom With Shower Room
- Three Further Bedrooms & Two Bathrooms
- Extensive Rear Garden With Paddock Area
- Single Garage With Ample Off Road Parking
- Located In A Well Sought After Village

Tenure: Freehold EPC Rating: Awaiting

£525,000



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

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Property Ref:
DSS110478 - 0002

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