



Norwich Road, Tacolneston Norwich NR16 1DF

welcome to

Norwich Road, Tacolneston Norwich

This impressive four bedroom detached bungalow situated in the ever popular village of Tacolneston is proudly being advertised by William H Brown.



Entrance Porch

Door to front, radiator, laid to carpet with door leading through to the entrance hall.

Entrance Hall

Door to front aspect with a window to side aspect, airing cupboard, 2 radiators and is laid to carpet.

Lounge

20' x 13' (6.10m x 3.96m)

The lounge is of excellent size with two radiators, telephone and television point, laid to carpet, windows to front and rear aspect with a door leading to the courtyard and door opening to the dining room.

Dining Room

12' x 11' 5" (3.66m x 3.48m)

There are windows to front and side aspect with a radiator, door to kitchen and is laid to carpet.

Kitchen/ Breakfast Room

16' 1" max x 12' 9" max (4.90m max x 3.89m max)

This fitted kitchen includes both wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer unit, an electric double oven with ceramic hob and cooker hood over, plumbing for dishwasher, window to side aspect, tiled splashbacks, and vinyl flooring and opening through to the utility room.

Utility Room

8' 5" x 5' 8" (2.57m x 1.73m)

Fitted with wall and base units with space for washing machine and tumble dryer, boiler cupboard, and door to side aspect and window to side aspect.

Study/ 5th Bedroom

11' 4" x 9' 6" (3.45m x 2.90m)

With radiator, door to rear garden and is laid to carpet.

Bedroom 1

16' 3" max x 11' 2" (4.95m max x 3.40m)

Of excellent size and presenting built in wardrobes,

radiator, and window to rear and side aspect and is laid to carpet.

Bedroom 2

14' 6" + wardrobe x 11' 2" (4.42m + wardrobe x 3.40m)

With built in wardrobes, window to side aspect, radiator and is laid to carpet.

Bedroom 3

14' 5" x 9' 3" (4.39m x 2.82m)

With two windows to rear aspect, radiator and is laid to carpet.

Bedroom 4

9' 9" x 9' 4" (2.97m x 2.84m)

With window to rear aspect, radiator and vinyl flooring.

Bathroom

Fitted with WC, wash hand basin, and bath with mixer taps and shower over, radiator, partly tiled walls and window to side aspect.

Separate Shower Room

Fitted with WC, wash hand basin, shower cubicle, partly tiled walls, radiator and window to side aspect.

Front Garden

The property is accessed by a private driveway which leads round to the double garage which has power and lighting with an up and over door. The front garden is predominately laid to lawn with a pathway leading to the front door.

Rear Garden

Presenting a spacious garden predominately laid to lawn and is fully enclosed with a side access gate and access to the garage.

Courtyard

There is an additional courtyard which is paved and operated as a paved patio area.



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welcome to

Norwich Road, Tacolneston Norwich

- Detached bungalow in a popular village location
- Four Bedroom Detached Bungalow
- 3 Reception Rooms
- Double Garage and Driveway
- Spacious Rear Garden

Tenure: Freehold EPC Rating: Awaiting

offers in excess of

£325,000



This floor plan is for illustrative purposes only and is not drawn to scale. Measurements, room areas, openings and materials are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WYM108214 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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