



Laurel House Norwich Road, Tacolneston Norwich NR16 1BY

welcome to

Laurel House Norwich Road, Tacolneston Norwich

Welcome to this delightful four-bedroom detached family home, nestled in the popular village of Tacolneston. Offered on a chain free basis, internal viewing is essential!



Entrance Porch

Door to front aspect, window to side aspect, door leading to Entrance Hall.

Entrance Hall

Under stairs cupboard, radiator, door leading to Cloakroom, Living Room, and Kitchen

Cloakroom

Mid-level WC, wash hand basin, window to front aspect

Living Room

17' 6" x 11' 8" (5.33m x 3.56m)

Two windows to front aspect, telephone and television points, wood burner with mantel surround, radiator, door to Dining Room

Dining Room

11' 8" x 10' 7" (3.56m x 3.23m)

Patio doors to rear aspect, radiator, opening to Kitchen.

Kitchen

12' 3" x 10' 8" (3.73m x 3.25m)

Fitted Kitchen with wall and base units with work surfaces above, electric oven with ceramic hob and cooker hood above, integral dishwasher, one and half bowl stainless steel sink, window to rear aspect, door to Utility room.

Utility Room

8' 10" x 5' 9" (2.69m x 1.75m)

Fitted with wall and base units and work surfaces above, plumbing for washing machine, single bowl stainless steel sink, window and door to rear aspect and door to Reception Room/ Bedroom Five.

Reception Room/ Bedroom Five

17' 6" x 8' 10" (5.33m x 2.69m)

Window to front and side aspect, television point and radiator.

Landing

Stairs from Entrance Hall, airing cupboard, radiator,

doors to all Bedrooms and Bathroom.

Bedroom One

15' 3" x 12' 5" (4.65m x 3.78m)

Two windows to front aspect, radiator, door to Ensuite

Ensuite

Mid-level WC, vanity unit, Jacuzzi styled bath with shower over, window to front aspect, heated towel rail, shaving point.

Bedroom Two

12' 5" x 8' 10" (3.78m x 2.69m)

Built in wardrobes, window to front aspect, radiator.

Bedroom Three

10' 6" x 8' 10" (3.20m x 2.69m)

Window to rear aspect, radiator

Bedroom Four

14' 11" x 6' 9" (4.55m x 2.06m)

Window to rear aspect, radiator

Bathroom

Mid level WC, wash hand basin, bath with mixer taps and separate shower cubicle, shaving point, window to rear aspect.

External Front

An excellent sized double garage with power and lighting facilities, with a large driveway providing parking for a minimum of five vehicles, and a lawned area laid to lawn, with mature shrubs.

External Rear

Predominantly laid to lawn, with raised borders and two timber framed decking areas. Access round to the side of the further leads to a further lawned area, and an excellent sized vegetable patch, perfect for avid gardeners!



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welcome to

Laurel House Norwich Road, Tacolneston Norwich

- Four Bedroom Detached Home
- Three Reception Rooms
- Off- Road Parking and Double Garage
- Kitchen & Separate Utility Room
- Situated on an excellent plot.

Tenure: Freehold EPC Rating: Awaited



offers in excess of

£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.localagent.com



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Property Ref:
WYM108481 - 0003

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