



M
M

The Old Exchange, Ipswich Road
Tivetshall St Mary, Norfolk.

M
M

**MUSKER
MCINTYRE**
ESTATE AGENTS



Situated in a rural location and surrounded by open countryside, this individual detached house was formerly a telephone exchange building and has been transformed into a spacious and beautifully presented home. The current owners have added a further extension as well as a detached garage/workshop and the property features wonderful open plan living accommodation with two double bedrooms and two bathrooms and sits on a generous plot with attractive, well tended gardens and ample off-road parking.

Accommodation comprises briefly:

- Open Plan Kitchen/Dining/Sitting Room
- Utility Room
- Garden Room
- Downstairs Bathroom
- First Floor Landing
- Two Double Bedrooms with built-in wardrobes
- Shower Room

Outside

- Attractive Gardens to the front, side and rear
- Off-road parking for several vehicles
- Detached Garage/Workshop
- Car Port
- Rural Location surrounded by open countryside



The Property

The front door opens into the wonderfully light and spacious kitchen and living space. The kitchen area is well fitted with a matching range of cream wall, base and drawer units with granite work tops which incorporate a breakfast bar with additional storage and a ceramic 1 ½ bowl sink unit. There is a double built-in oven with adjacent hob and extractor over and integrated dishwasher. Two windows overlook the side aspect and double doors lead out to the side garden. A useful utility room offers plenty of storage with a window to the front aspect and plumbing for a washing machine. From the dining area engineered wooden flooring runs through to the sitting room area and into the garden room. With double doors opening into the rear garden and views over the pond, the garden room benefits from a wood burning stove, a lovely a cosy spot to sit during the winter the months. There is also a well appointed bathroom on the ground floor comprising a panelled bath with shower over and concertina shower screen, wash basin set in a vanity unit, WC, full height storage cupboard and heated towel rail.

Stairs rise from the sitting room to the first floor landing with under stair cupboard, skylight window and doors to the two double bedrooms. The master bedroom benefits from built-in wardrobes, two skylight windows and a Juliet balcony offering stunning and far reaching countryside views. The second bedrooms also benefits from built-in wardrobes and two skylight windows. The shower room completes the first floor accommodation and comprises a corner shower cubicle, wash basin set in vanity unit, WC, heated towel rail and built-in storage.



Outside

The property is set well back from the main road and screened with mixed hedging. The front garden is mainly laid to lawn with a mixture of fruit trees including apple and plum, vegetable plot and mature borders, stocked with a variety of shrubs and plants. The driveway runs to the right of the garden and leads to a parking area, car port and large detached garage/workshop with power and light connected. There are gardens to the side and rear of the house, laid to lawn with paved seating areas and a raised pond. The summerhouse has power and light connected.

Location

Tivetshall St Mary is a charming village located in the heart of Norfolk and boasts a rich history, with its origins dating back to the medieval era. The charming local pub, The Ram, is open daily, serving breakfast, lunch, and dinner and offers room bookings for those visiting the area. The village is well-placed for access to the market town of Diss and Harleston, where you can find a range of amenities including shops, cafés and schools. For those needing to commute or seeking a day out in the city, Norwich is only 30 minutes away by car and offers a vibrant mix of cultural attractions, shopping and dining. Both Diss and Norwich offer direct rail links into London (90 minutes and 110 minutes respectively). Tivetshall St Mary is well-connected by road, making it easy to explore the wider Norfolk and Suffolk areas.



Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Oil fired central heating and hot water. Solar Panels also heat the water.

Private drainage – Septic Tank

Water is supplied by a private Borehole

Mains Electricity

EPC Rating: C

Local Authority

South Norfolk District Council

Tax Band: D

Postcode: NR15 2DH

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

Vacant possession of the freehold will be given on completion.

Guide Price: £485,000



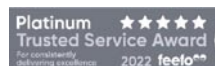
To arrange a viewing, please call 01379 882535

Offices throughout Norfolk & Suffolk:

Bungay 01986 88816
Loddon 01508 521110
Halesworth 01986 888205

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



HARLESTON OFFICE
5 London Road
Harleston
Norfolk
IP20 9BH
Tel. 01379 882535
harleston@muskermcintyre.co.uk