



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Rectory Road, Tivetshall St Mary OIEO £750,000 - Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**  
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Exceptional Detached Family Home
- Four/Five Bedrooms
- Luxury Open Plan Kitchen/Diner
- Versatile Accommodation Throughout
- Breathtaking Field Views
- Pv Panels With Battery Storage
- Double Garage & Ample Parking
- Sought After Village Location
- Luxurious Finish Throughout
- EPC Rating Tbc / Council Tax Band F



## Description

Situated in the desirable village of Tivetshall St Mary, Iconic Estate Agents are delighted to offer for sale, this high end detached family home offering an abundance of space and far-reaching field views.

The recently built property offers a luxurious finish throughout with both flexible and versatile accommodation which comprises; generous entrance hall with doors leading to the study/bedroom 5, cloak room, downstairs bedroom with en-suite, family bathroom and an oak staircase that rises to the first floor. The downstairs accommodation is completed by the open plan kitchen/lounge area that offers a space for families to entertain and relax in this light and airy family orientated room. The 33ft luxury bespoke kitchen/breakfast room boasts a range of wall and base units with quartz worksurface over and a range of integrated appliances along with a separate utility room. The 22ft lounge area offers a roof lantern for additional light and French doors which lead out onto the recently landscaped rear garden.

Upstairs there are three bedrooms off the landing with two boasting en-suite shower rooms with the master further benefitting from a walk-in wardrobe.

The property has been built with versatility in mind and would be ideal for a blended family or as a second home or as a rural retreat for families. There is double glazing throughout, an air source heat pump heating system that offers underfloor heating throughout the downstairs and radiators to the first floor and PV panels with battery storage to ensure that energy efficiency is paramount with this property.

## Outside

Outside the property is accessed from the road via a shingled shared driveway and upon entering the property it opens up to offer ample parking for several vehicles and a detached double garage with electric door.

The landscaped rear garden offers a both a lawn and patio areas with fantastic views over the farmland behind offering breathtaking views.

## Location

Tivetshall St Mary is a village situated to the south of Norwich that gives easy access to the A140 and local villages with long Stratton and Diss being within easy access.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

South Norfolk Council. 01508 533701  
Council Tax Band F

## Directions

From the A140 Ipswich Road, turn into Rectory Road where the property can be found on the right hand side.

