



Beechwood
The Street | Tibenham | Norfolk | NR16 1PZ

CONTEMPORARY COUNTRY LIVING



This attractive detached home is just five years old and offers a stunning kitchen/family room and spacious ground floor with four roomy bedrooms upstairs plus endless possibilities for flexible use. This light, airy and spacious accommodation with beautiful flooring makes rural life in a friendly village easy and with day to day amenities and schools close by what more do you need?



KEY FEATURES

- Excellent Detached Modern House
- Built in 2020
- Fabulous Kitchen Breakfast Room
- Four Generous Bedrooms
- Two Ensuite and Family Bathroom
- Spacious Sitting Room With Wood Burner
- Useful Study And Utility Room
- Double Garage And Off Road Parking
- Sizeable Private Gardens
- Superb Rural Setting

The current owners fell in love with this house because of the wonderful open planned family room – combining contemporary kitchen style with welcoming dining and sofa space. The home has a wonderful flow and is great for entertaining, plus with four large bedrooms and three bathrooms upstairs, family and friends are afforded space and privacy. This immaculate, well presented home offers something for everyone and is ready to move in to.

Step Inside

From the welcoming hallway with wooden flooring, you find the useful study on your left and expansive living room with log burner to the right. Straight ahead takes you past the stunning oak and glass staircase to a fantastic open plan kitchen/dining/family room with practical tiled floor and huge bifolds to the garden. A useful utility room is found off the kitchen and completes the ground floor.

Socialise in Style

The main hub of the house is the fabulous kitchen/dining room which offers a real 'wow' factor with its range of sleek modern units with integrated appliances including two fan ovens, one with a fabulous slide n hide door, induction hob, beautiful work surfaces and central island. This room offers a perfect entertaining space with bifold doors opening to the rear garden. In summer the patio becomes part of the home where everyone is able to chat together whilst the chef produces the feast. Even in winter the sun shines into this room from the bifolds keeping it warm and inviting and with underfloor heating you are never cold here.





KEY FEATURES

All Needs Catered For

This home offers so much flexibility in its use. The study is large enough to be used as a ground floor guest bedroom, or as a teens lounge and there is enough space to even use it as a formal dining room. Upstairs with four large sized bedrooms one could again become a hobby/games room, separate TV room or a second office. The family room sofa provides a cosy space to enjoy a cuppa overlooking the garden, whilst the peaceful living room, so separate from the family area is ideal for cosy winter nights by the wood burner and for relaxing in front of the TV.

Exploring Upstairs

The impressive oak and glass staircase leads to a generous landing and four very spacious bedrooms. The enormous principal bedroom has its own walk-in wardrobe and chic ensuite. There are three other large comfortable bedrooms, one with ensuite shower room and the others served by a large family bathroom with both a wonderful deep bathtub and large shower. Practicality has been thought about too here with cleaning quick and easy! These rooms offer flexibility of use and one could easily be a teens lounge/ gaming room.

Step Outside

The house is set back from the road nicely and approached by gravel drive offering parking for several cars plus a double garage. The garage is currently used as a gym and games room. The rear gardens are mainly laid to lawn, perfect for children and dogs to roam free and for attracting wildlife, with woodpeckers being regular visitors to the mature trees and shrubs. The current owners enjoy watching the peaceful gliders coast overhead from the nearby airfield – only used for this purpose these days. Many a summer afternoon is spent on the south facing patio enjoying views of the sprawling lawn.

























INFORMATION



On The Doorstep

Tibenham is an idyllic country village set in the heart of rural Norfolk offering a traditional pub, The Greyhound, a historic church, and a village hall, fostering a close-knit community. Surrounded by scenic walking routes and picturesque countryside, the area is perfect for outdoor enthusiasts.

How Far Is It To....

The bustling market town of Diss is just a short drive away, with shops, restaurants, medical centre, Corn Exchange Arts Centre and a mainline railway station providing direct links to London and Norwich. The renowned Wymondham College is also nearby, offering excellent educational opportunities. The cathedral city of Norwich is slightly further afield offering shopping malls, theatres, the university hospital whilst and Long Stratton offers a sports centre a little closer to home.

Directions

The property is located on The Street, Tibenham

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... [///locating.graph.shady](https://www.what3words.com/)

Services, District Council and Tenure

Air Source Heat Pump Heating - Solar Panels Hot Water - Mains

Drainage

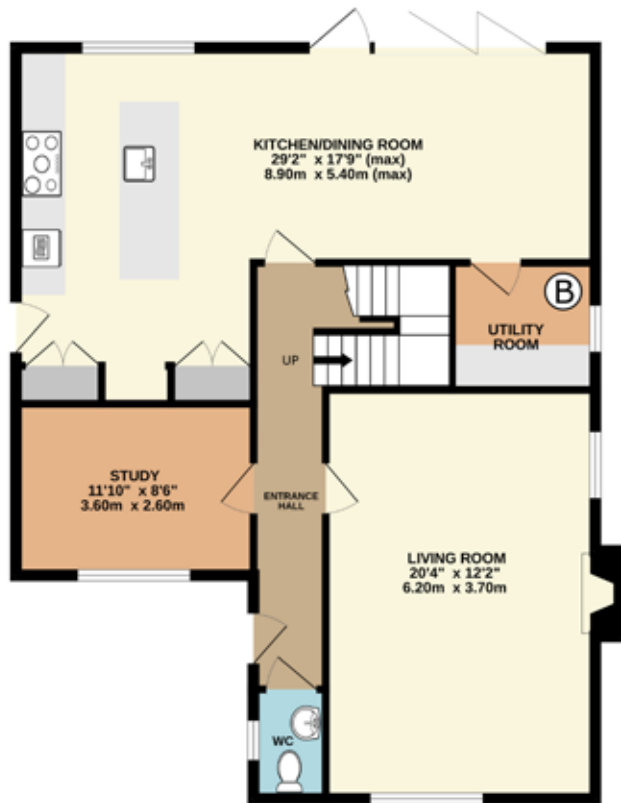
Broadband Available – please check www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider Please see www.ofcom.org.uk - to check

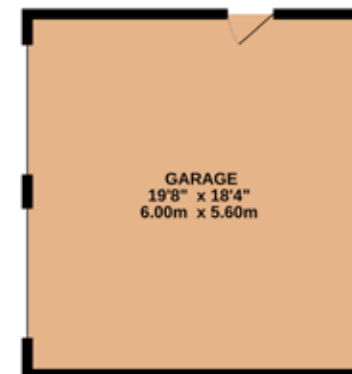
South Norfolk District Council - Tax Band F

Tenure: Freehold

GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.

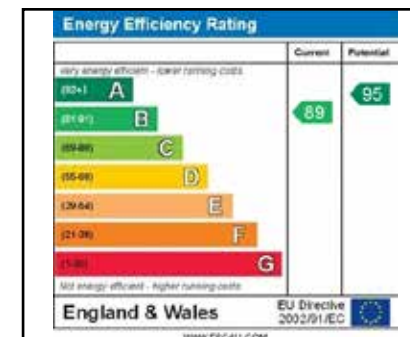


1ST FLOOR
936 sq.ft. (86.9 sq.m.) approx.



TOTAL FLOOR AREA : 1879 sq.ft. (174.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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