



17 | Tilney Road | East Tuddenham | NR20 3LZ

Price guide £300,000



The Features

- Guide Price £300,000 - £325,000
- Spacious three bedroom ex-local authority semi-detached home
- Over 1,100 sq ft of accommodation plus 15'8" x 9'1" timber cabin with light & power
- Impressive 21'7" garden room spanning the rear of the property
- 17'6" kitchen with space for appliances, plus separate 14'4" lounge
- Three bedrooms, including 14'2" main bedroom
- Family bathroom with bath and separate shower, plus ground floor WC
- Large enclosed rear garden overlooking open fields
- Oil-fired central heating, double glazing and solar panels
- Popular cul-de-sac position within a village setting

About the Property

Offering over 1,100 sq ft of accommodation, this three bedroom ex-local authority semi-detached home is far more spacious than you might expect. Internally, the property has been reconfigured to create a versatile layout, with generous room sizes and plenty of living space throughout.

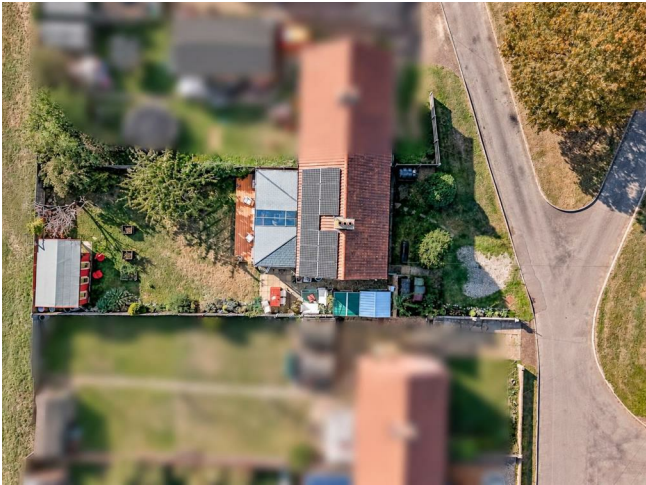
The ground floor has a particularly open feel, with a 17'6" kitchen featuring a freestanding oven, space for a fridge/freezer, washing machine and dishwasher. The kitchen leads through to the impressive 21'7" garden room, spanning the rear of the property and creating a great everyday living and dining space. Alongside this is a separate 14'4" lounge, providing another generous reception area, while a ground floor WC completes the downstairs accommodation.

Upstairs, there are three generous bedrooms, including a 14'2" main bedroom. The family bathroom is well equipped with both a bath and separate shower enclosure.

The property benefits from oil-fired central heating, double glazing and solar panels. Outside, there is also a 15'8" x 9'1" timber log cabin with light and power, providing a useful additional space for a home office, hobby room or studio.

A great option for buyers looking for generous room sizes, flexible living space and a home with plenty to offer both now and longer term.





The Outside

The property is fronted by a small garden mainly laid to lawn with mature trees, alongside a shingle area providing off-road parking. The oil tank is also located within this space.

A gate to the left-hand side leads through to a side patio area, where two sheds are located, with steps continuing down to the generous rear garden. Mainly laid to lawn, the garden overlooks the local playing field with fields beyond. At the rear, a gate provides direct access onto the field.

There is also a 15'8" x 9'1" timber log cabin with light and power, providing a great additional space for a home office, hobby room or studio.

The Location

East Tuddenham is a small Norfolk village surrounded by open countryside, conveniently positioned between Norwich and Dereham. Offering a more rural way of life while still being well connected, the village is ideally placed for access to the A47, making journeys into Norwich, Dereham and further afield straightforward.

The nearby village of Mattishall provides a good range of everyday amenities, including a convenience store, doctors' surgery, pharmacy and primary school, with further village facilities available throughout the surrounding area. Dereham is also within easy reach and offers a wider selection of supermarkets, shops, schools, leisure facilities and places to eat.

East Tuddenham itself has a strong village feel, with a village hall, recreation ground and plenty of countryside on the doorstep. There are numerous footpaths and rural walks throughout the surrounding area, making it a great location for those who enjoy getting outdoors.

For those needing to travel further afield, Norwich offers a full range of shopping, restaurants, leisure facilities and transport connections, while the A47 provides convenient links towards King's Lynn and the wider Norfolk road network.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent. Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission. Further details on how we store and process your data are available on request or via our website.

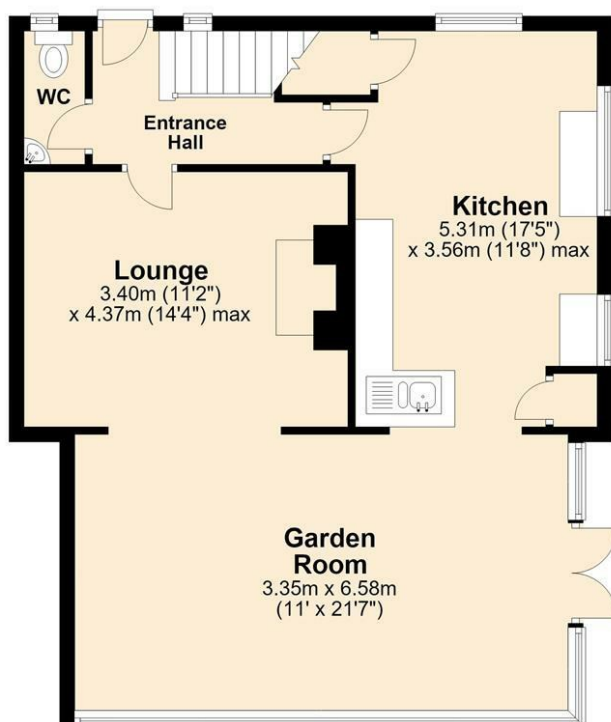
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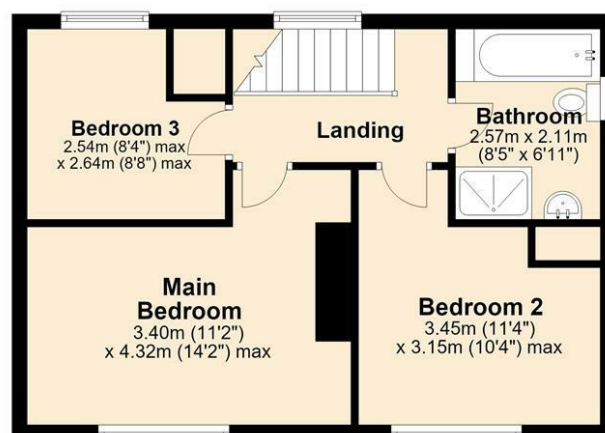
Ground Floor

Approx. 62.0 sq. metres (667.0 sq. feet)



First Floor

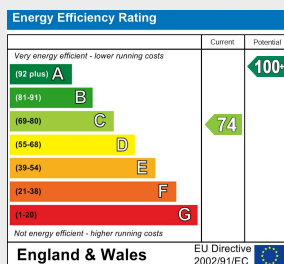
Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 103.1 sq. metres (1109.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Breckland

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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