



The Street, Tibenham - NR16 1PZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



The Street

Tibenham, Norwich

This detached family home offers **DECEPTIVELY SPACIOUS ACCOMMODATION**, with **FARMLAND VIEWS** to the front in the rural village of Tibenham. Extending to almost 1050 SQFT (stms), an entrance porch and hall greets you, with a **DINING ROOM** to the front as well as ground floor W/C. The modern **KITCHEN** with space for appliances and **UTILITY AREA** work perfectly together with the addition of a **NEWLY INSTALLED OIL FIRED** central heating boiler. The **GENEROUS SITTING ROOM** with an electric fire and **FRENCH DOORS** to the rear garden is an ideal room for family gatherings. The first floor offers **THREE DOUBLE BEDROOMS** of which the **MASTER** offers an **EN SUITE** shower room. There is also a recently re-fitted family bathroom meaning there is plenty of facilities for a growing family. The rear garden offers a **SUNNY ASPECT** with **TIMBER PANEL FENCING** and **BRICK WALLED BOUNDARIES** keeping the gardens private. There is a **LAWN**, patio, space for flower bedding and a hard standing footpath providing access to the **DETACHED SINGLE GARAGE** which has been partially converted to provide an **IDEAL HOME WORKING** or **STUDIO SPACE**.

There is DRIVEWAY PARKING to the front on the driveway as well as further parking space to the rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House With 3 Double Bedrooms And 2 Bathrooms
- Almost 1050 SQFT (stms) Internally With Field Views To The Front
- 19ft Sitting Room With Patio Doors Onto The Garden
- Modern Kitchen & Utility Area With Separate Dining Room
- Rural Village Setting
- Lawned Rear Garden With Decked Seating Area
- Partially Converted Garage/Studio Ideal For Home Working
- Ample Off Road Parking For Multiple Vehicles



Situated in the south Norfolk village of Tibenham with delightful views over field and farmland. Within the village there is a community hall and public house with 3 schools in the surrounding area (primary and secondary) with Wymondham college being within easy access also. The thriving market town of Diss lies around 5 miles to the south providing a wide range of local and national shops, sporting and leisure facilities. There is a mainline train station at Diss providing regular services to Norwich (20 minutes), Ipswich (23 minutes) and London Liverpool Street around 90 minutes. Tibenham offers good access to Long Stratton, the A140 and the property is only 15 minutes from the Snetterton Junction off the A11 for connection to Stanstead Airport. The surrounding south Norfolk countryside provides an array of recreational pursuits.

SETTING THE SCENE

Approached using The Street, there is a shingled frontage providing plenty of parking off road with the main entrance door found to the front also. There is gated access leading to the rear garden as well as front lawns.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway with space for coats and shoes with the w/c to the right as you enter. To the left is the dining room overlooking the frontage with far reaching views across the fields. The hallway opens round the corner to the staircase leading to the first floor with useful understairs storage. The kitchen and utility are found off to the right of the hallway with a modern range of wall and base level units and rolled edge worktops over. An integrated double oven/grill with induction hob can be found as well as space for all other white goods freestanding. There is a door to the side garden and utility area is found to one end providing natural separation between kitchen and utility. The utility offer further storage as well as space for white goods and the oil fired boiler.

The main sitting room can be found to the rear of the house with double doors onto the garden beyond as well as plenty of space for soft furnishings.

Heading up to the first floor landing there is fitted storage as well as access to all three bedrooms and the family bathroom. The bathroom has been re-fitted with a bath and rainfall shower over as well as w/c and hand wash basin. All three of the bedrooms would fit a double bed with two benefitting from built in storage. The main bedroom to the rear also benefits from an en-suite shower room with w/c, hand wash basin and shower alongside a walk in cupboard.

FIND US

Postcode : NR16 1PZ

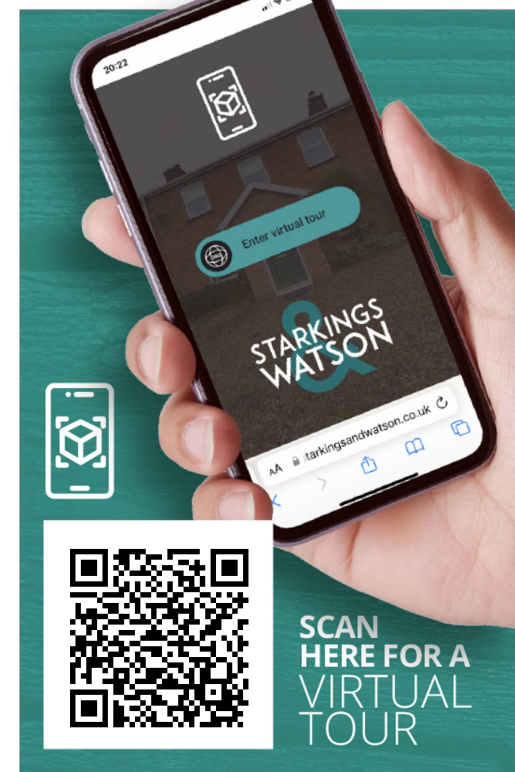
What3Words : ///contemplate.crisps.curtail

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Access to the rear of the house is shared with the neighbours. It leads to the single garage with space to park 1 vehicle in-front.



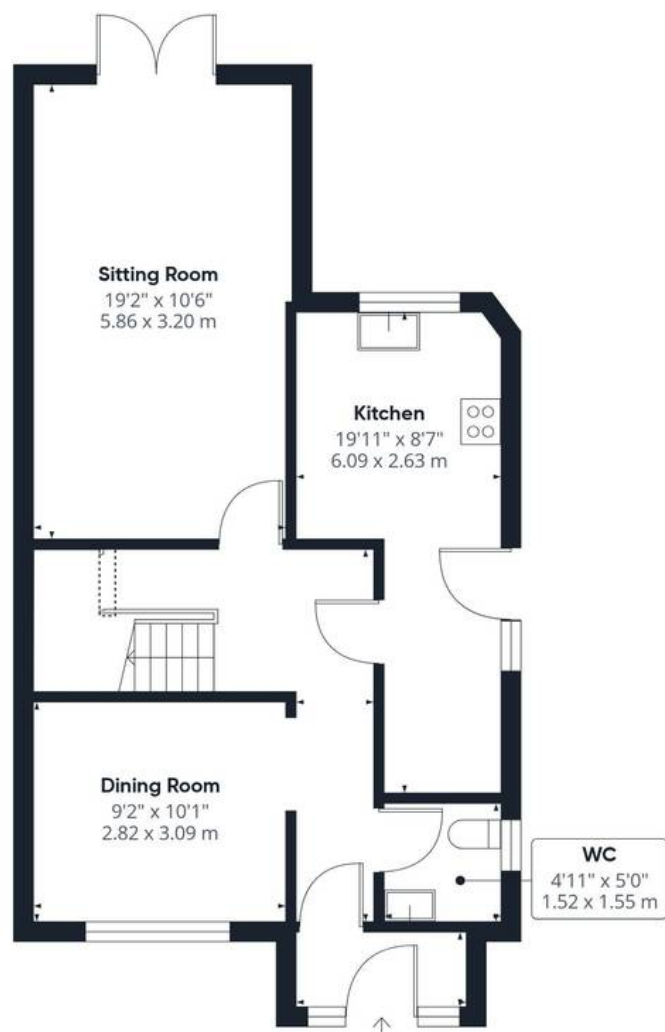




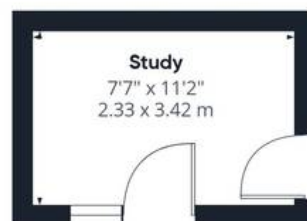
THE GREAT OUTDOORS

The rear garden can be access via the kitchen or the patio doors from the sitting room. Mainly laid to lawn, this area is larger than you might expect. Paving slabs create a track to an outside building, suitable for storage, entertainment or home working. To the left hand corner, a raised decking area creates the ideal space to sit and enjoy the evening sun while drinking a coffee or maybe a glass of bubbles ! There is a gate to the very rear which leads to the garage and further parking.

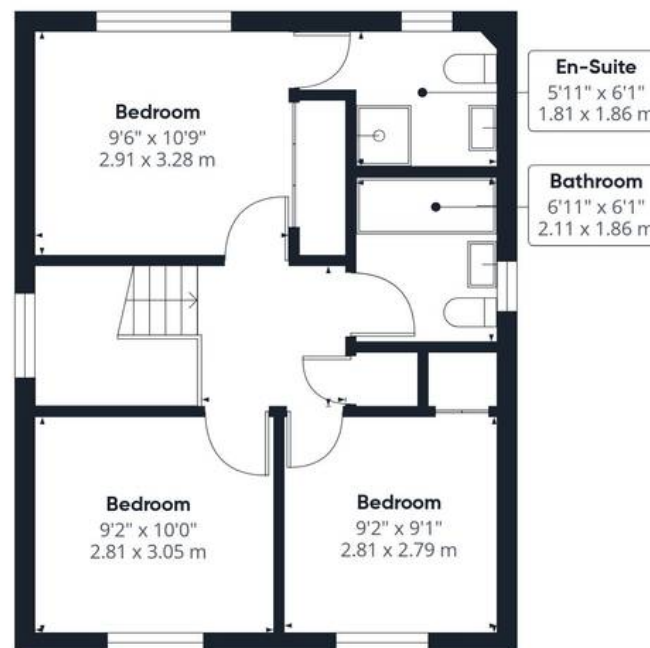




Ground Floor Building 1



Ground Floor Building 2



Floor 1 Building 1

Approximate total area⁽¹⁾

1130 ft²

105 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.