



Grove Lane, Tasburgh - NR15 1LR



Grove Lane

Tasburgh, Norwich

This IMPRESSIVE SEMI-DETACHED HOUSE offers a rare blend of TRADITIONAL CHARM and MODERN LIVING, boasting OVER 1290 Sq. ft (stms) of flexible accommodation. Set on a 0.18 ACRE PLOT (stms), this EXTENDED HOME enjoys captivating FIELD VIEWS to both the front and rear, creating a tranquil and private setting. The ground floor welcomes you with TWO GENEROUS 16' RECEPTION ROOMS, ideal for use as a SITTING ROOM and FAMILY ROOM, providing versatile spaces for relaxation and entertaining. The 21' OPEN PLAN KITCHEN/DINING ROOM is the true heart of the home, featuring SOLID OAK WORK SURFACES, a CENTRAL ISLAND, and electrically operated Velux windows above that flood the space with natural light. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Practical features abound, including a GROUND FLOOR SHOWER ROOM, UTILITY ROOM, and LAUNDRY ROOM, while the layout offers EXCELLENT POTENTIAL FOR A GROUND FLOOR EN SUITE BEDROOM if desired. Upstairs, THREE FIRST FLOOR BEDROOMS are complemented by a well-appointed FAMILY BATHROOM, offering comfortable accommodation for families, professionals, or those seeking space to work from home. A GENEROUS GARDEN enveloped by mature hedging and timber panel fencing creates privacy and security.



The grounds are predominantly laid to lawn, providing ample space for children to play or for keen gardeners to enjoy, while a LARGE RAISED TIMBER DECKED SEATING AREA and additional patio offer the perfect setting for alfresco dining and summer entertaining. Practical storage solutions are well catered for, with a LARGE TIMBER SHED and a HOME OFFICE (available by separate negotiation), both equipped with power and lighting.

Council Tax band: B

Tenure: Freehold

- Extended Semi-Detached Home with Over 1290 Sq. ft (stms) of Accommodation
- Approx. 0.18 Acre Plot (stms) including a Large Driveway & Private Gardens
- Field Views to Front & Rear
- Two 16' Reception Rooms Creating a Sitting Room & Family Room
- Potential for a Ground Floor En Suite Bedroom
- 21' Open Plan Kitchen/Dining Room with French Doors to the Rear
- Ground Floor Shower Room, Utility Room & Laundry Room
- Three First Floor Bedrooms & Family Bathroom

Tasburgh is situated approximately eight miles south of Norwich, and two miles north of Long Stratton. Forming the original part of Tasburgh with numerous period properties, Tasburgh offers Junior Schooling, Public House and regular bus services to Norwich, Long Stratton and Diss. Long Stratton offers a wealth of amenities, including further Schooling and High School, and various shops and eateries.



SETTING THE SCENE

Screened behind mature hedging, the sweeping shingle driveway is lined with a grass front garden, whilst timber panelled fencing encloses the borders. A gated access leads to the rear garden, whilst steps take you to the main front door and the stunning oak framed front porch.

THE GRAND TOUR

With tiled flooring underfoot for ease of maintenance, stairs rise to the first floor landing, and doors lead to the various living spaces and kitchen. The sitting room includes a feature fireplace with a decorative surround and tiled hearth, with stripped wood flooring underfoot and a front facing window. An opening leads to the kitchen/dining room, with far reaching garden views, and a light and bright feel. The part vaulted ceiling includes Velux windows, with ample room for soft furnishings or a dining table. The kitchen includes a u-shaped arrangement of wall and base level units, including space for an electric Range style cooker, with a stainless steel splash-back and extractor fan. Solid oak work surfaces run around the kitchen, including a matching central island and breakfast bar, with space for a freestanding 'American' style fridge freezer, and integrated dishwasher. French doors lead out to the garden, with a further door to the hall entrance. A separate utility room finished in a matching style leads off the kitchen, with a door taking you to the laundry room. Finished with further storage units, space is provided for laundry appliances including a washing machine and tumble dryer. Wood effect flooring continues through the space, with the oil fired central heating boiler sitting to one side. The 'Jack & Jill' shower room allows the reception accommodation to be versatile and become a ground floor bedroom if needed. The three piece shower room includes a walk-in shower cubicle, tiled splash-backs and a heated towel rail. The family room completes the ground floor with front garden views and fitted carpet underfoot.

Upstairs, the carpeted landing leads to the three bedrooms, with fitted carpet under-foot, and built-in storage to the two larger double bedrooms. The family bathroom completes the property, with the three piece suite including a shower and glazed shower screen over the bath, tiled splash-backs and a heated towel rail.

FIND US

Postcode : NR15 1LR

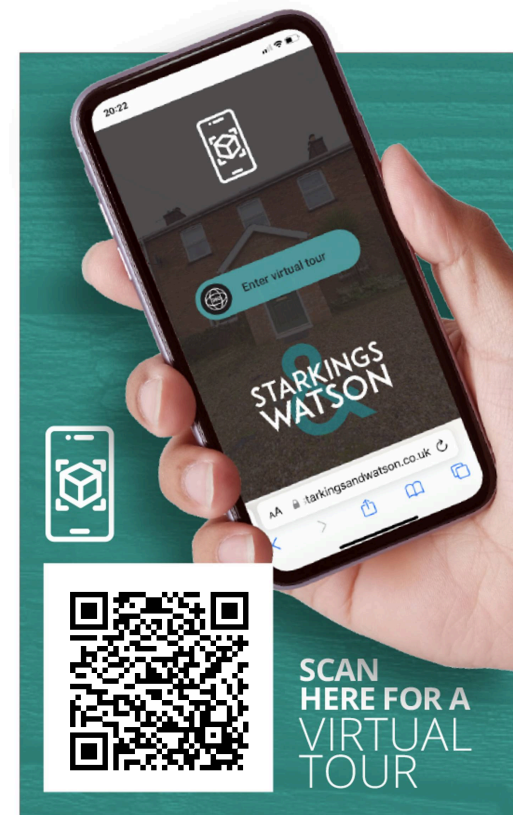
What3Words : ///park.reset.smirks

VIRTUAL TOUR

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

AGENTS NOTES

The owners have secured planning permission for a rear first floor extension. Further information is available on request.







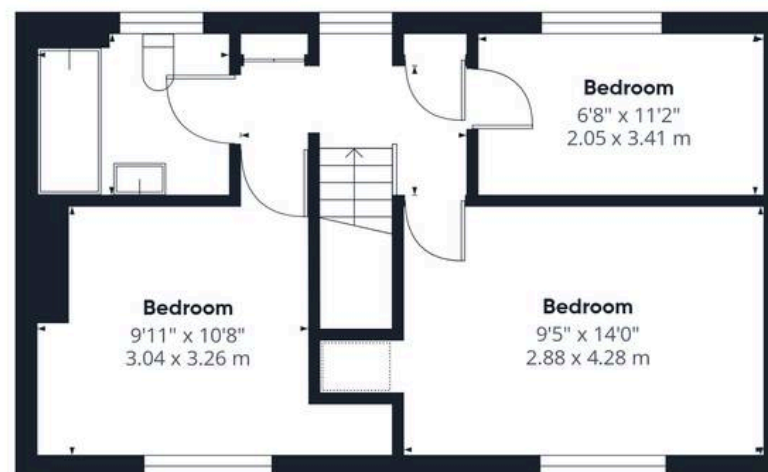
THE GREAT OUTDOORS

Enjoying a 0.18 acre plot (stms), the property enjoys a sizeable garden, enclosed with mature hedging and timber panelled fencing. Laid to lawn, a large raised timber decked seating area, and further patio create the ideal alfresco dining space for entertaining. Various trees and shrubbery can be enjoyed, along with field views at the far end. A side access leads to the driveway, whilst a large timber shed and home office can be found at the far end of the garden, with power and lighting installed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1290 ft²

119.9 m²

Reduced headroom

13 ft²

1.2 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





Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.