



New Road, Tacolneston - NR16 1DE



New Road

Tacolneston, Norwich

Having been recently RENOVATED, the property has had a complete overhaul by the current owners with NO EXPENSE SPARED.

The impressive living accommodation spans just over 2100 sq. ft (stms), offers STYLE and VERSATILITY in abundance. The ground floor has use of SEPARATE SITTING and DINING rooms for hosting guests or family as well as an immaculate, OPEN PLAN

KITCHEN/BREAKFAST room perfect for any social setting with INTEGRATED appliances and handy UTILITY ROOM. There is also a very handy STUDY/FAMILY ROOM on this floor. The first floor give access to four of the SIX BEDROOMS with the larger benefiting from a MODERN EN-SUITE SHOWER ROOM as well as a family bathroom featuring BOTH A BATH and SHOWER. The further two bedrooms can be found on the second floor with VAULTED CEILINGS, both offering ample floor space for soft furnishings. Externally, there is OFF ROAD PARKING at the front of the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Executive Family Home
- Over 2110 Sq. Ft of Accommodation (stms)
- Solar Panels included
- Study & External Home Office
- Kitchen & Breakfast Room
- Two Family Bathrooms & En-suite
- Private Rear Garden With Workshop
- Off Road Parking

The property is situated in Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College.

SETTING THE SCENE

Set on the edge of the town before the road disappears into neighbouring fields this property is set back behind a tall hedged border offering privacy to the front, a shingle and flagstone area creates the perfect spot for some off road parking leading down the brick weave driveway to the rear.



THE GRAND TOUR

Stepping inside, the quality of the property becomes abundantly clear to see with the owners taking a real sense of care and attention to the recent renovation which has included a full re-plaster, works done to electrics and heating systems as well as a major cosmetic overhaul. Heading to your right from the entrance hall with under the stair storage, you will find the dining room with carpeted flooring and uPVC windows to the front. Adjacent to this room is the separate sitting room with brand new woodburner, perfect for those colder evenings and large uPVC window to the front, a brilliant second reception room. The hardwood flooring on the ground floor leads you next passed the stairs, to the downstairs cloakroom with toilet, sink and vanity storage with a radiator too. On to the brilliantly sociable and open kitchen/breakfast room area with a raised breakfast bar seating area, and the kitchen offering integrated cooking appliances including dual built in ovens, electric hob with extraction above set upon U-shaped work surfaces and a range of wall and base mounted storage plus integrated fridge/freezer. Just off from the kitchen space is the utility room with plumbing for a washing machine and space for a tumble dryer as well as house the boiler for the oil heating system. Heading passed the breakfast bar and French doors leading to the garden, is a versatile family room/study overlooking the rear garden with carpeted flooring underfoot ready to be used in any manner the new occupant would see fit.

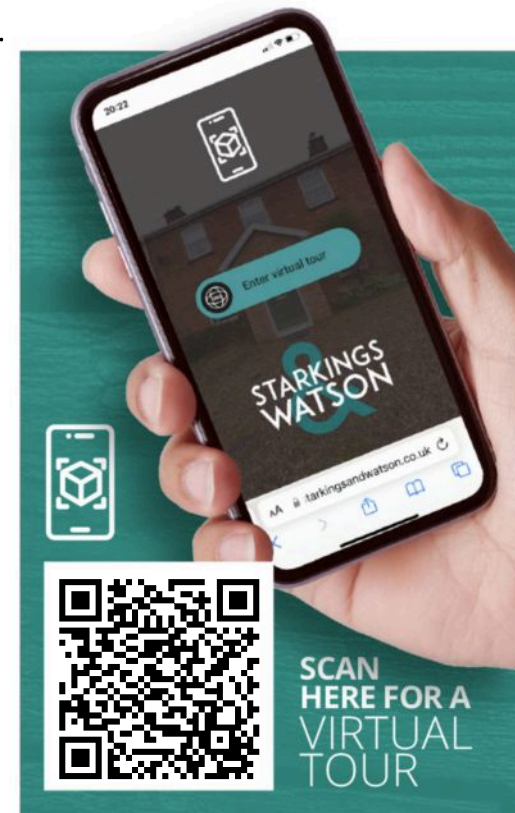
Heading to the first floor there are four bedrooms, family bathroom and further stairs all off the central landing. The larger of the four bedrooms sits with a front facing aspect, built in storage wardrobes and use of a well presented en-suite shower room with larger shower cubicle, sink with vanity storage, toilet and heated towel rail. The second bedroom on this floor, also sitting at the front of the property, is a large double with carpeted flooring and dual aspect uPVC windows.

The two smaller bedrooms within the property are located at the rear of the home on opposite sides both with uPVC windows and carpeted flooring creating a great space for the smaller loved ones in the family. The family bathroom sits central to the hallway, with wooden effect flooring and four piece suite including a shower cubicle, bath tub, toilet, sink with vanity storage and heated towel rail.

A similarly decorate shower room is located on the second floor, with frosted window facing the rear, radiator, toilet, sink with vanity storage and shower cubicle. Either side of the landing sits a large double room with the larger of the two being to the right with a dual aspect and vaulted ceilings plus ample floor space for an array of storage and soft furnishings. Adjacent to this is a similarly decorate room with front aspect, carpeted flooring creating another well-proportioned bedroom.

AGENTS NOTES

The property is fitted with a set of fully owner solar panels complete with a battery.







THE GREAT OUTDOORS

Externally there is a newly laid patio area and pathway leading through the predominantly laid to lawn garden space. A brand new timber fence lines the garden leading towards the personal door to the garage conversion. A fully plastered, carpeted space await offering a potential home office, gym or other function living space with electric and lighting. Also in this conversion is a storage space off the main room as well as a sought after workshop too. The property also benefits from fully owned solar panels with a 6.5kw system fitted with a 10.5kw back up battery too. The system heats the water for the property as well as providing electricity and is currently set up with the feed back tariff of 15p per kilowatt going back into the grid.

FIND US

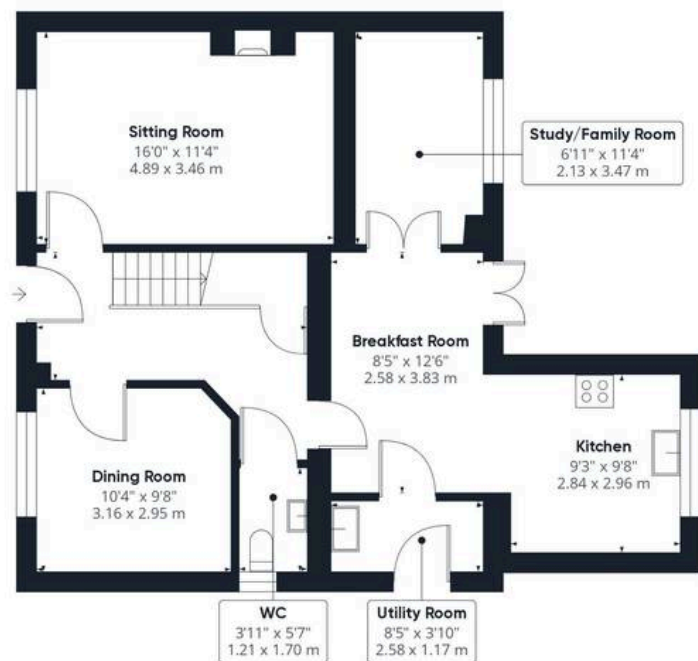
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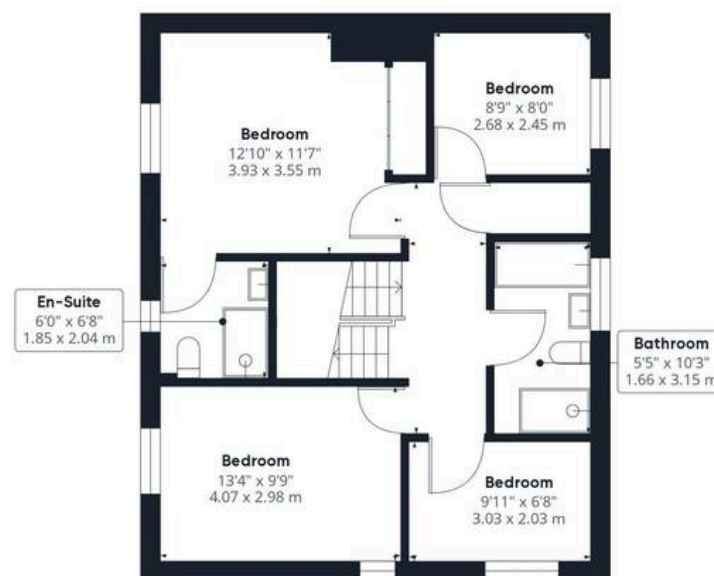
VIRTUAL TOUR

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

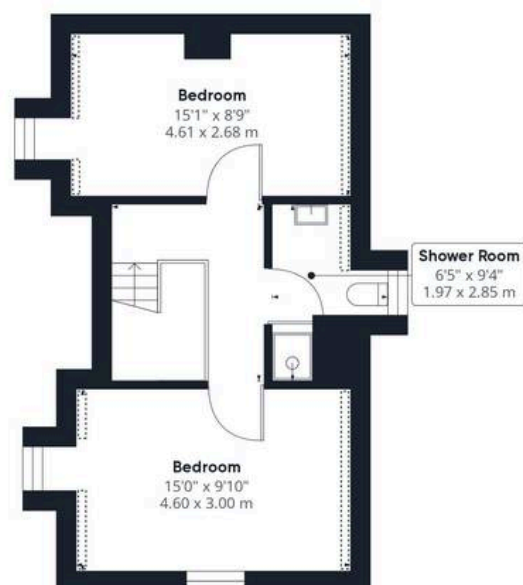




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2112.27 ft²

196.24 m²

Reduced headroom

15.87 ft²

1.47 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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