

FREEHOLD



Bungalow - Detached

1 WOODLAND RISE, TASBURGH, NORWICH, NR15 1NF

Offers In The Region Of
**£300,000-
£325,000**

FEATURES

- DETACHED BUNGALOW
- 2/3 DOUBLE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING
- GENEROUS PLOT
- LOUNGE
- REFITTED BATHROOM
- CENTRAL HEATING
- NO ONWARD CHAIN



3 Bedroom Bungalow - Detached located in Norwich

Nestled in the charming village of Tasburgh, Woodland Rise presents a delightful opportunity to acquire a detached bungalow situated on a generous plot that exudes character and warmth in need to some updating. This property boasts flexible living offering either two bedrooms or the potential of three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The inviting lounge, complemented by a lovely conservatory, creates a perfect setting for relaxation and entertaining, allowing natural light to flood the interior.

The bungalow features an enclosed rear garden, ideal for enjoying the outdoors in privacy, whether it be for gardening, children's play, or simply unwinding in a tranquil environment. With parking available for one vehicle, convenience is at your doorstep.

This property is offered with no onward chain, making it an attractive option for those looking to move swiftly into their new home. Woodland Rise is not just a house; it is a place where memories can be made, and a community can be embraced. If you are seeking a comfortable and charming residence in a picturesque setting, this bungalow is certainly worth your consideration. Call us now on 01603 338433 to arrange your time to view.

Entrance Hall

With front entrance door, Radiator, storage cupboard and loft access. Doors leading to bedroom 1, bedroom 2, bathroom and lounge.

Bedroom 1

12'4" x 10'4"

With built in double wardrobes, radiator and window to the front aspect.

Bedroom 2

11'1" x 9'1"

With window to the rear aspect and radiator.

Bathroom

Fitted with a three piece suite comprising of low level WC, wash basin with pedestal, panelled bath with shower over, part tiled walls, radiator and window to the rear aspect.

Lounge

22'0" x 10'9"

With window to the front aspect, radiator, corner built in cupboard, fireplace, doors leading to conservatory, door leading to kitchen and door leading to bedroom 3/dining room.

Conservatory

Built with a brick base and UPVC windows and doors leading to garden and storage cupboard.

Kitchen

11'10" x 9'10"

Fitted with a range of wall, base and drawer units, with work surface

over, built in electric oven and electric hob, space and plumbing for washing machine, space for fridge also, pantry cupboard, airing cupboard housing hot water tank, door leading to garden and internal door leading to dining room/bedroom 3.

Bedroom 3/Dining room

9'10" x 9'6"

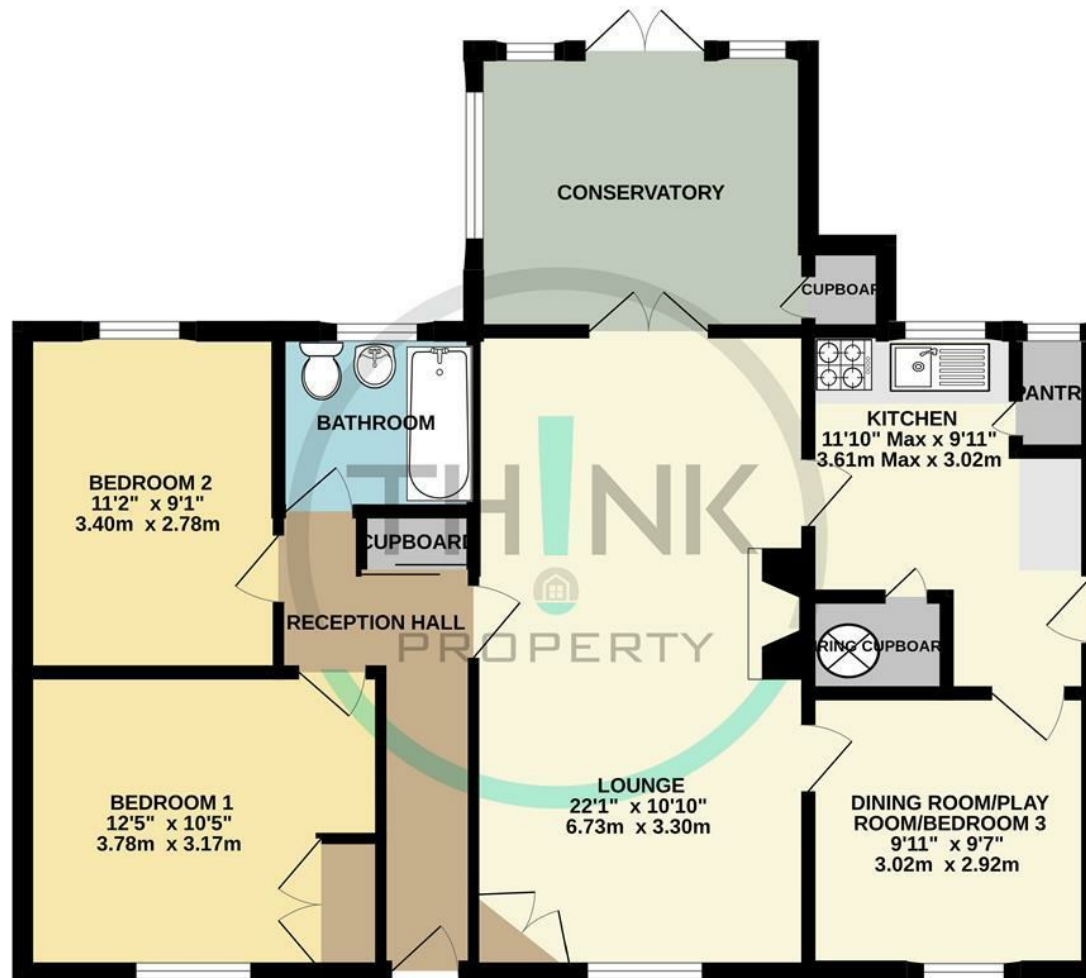
With window to the front aspect and radiator.

Outside

The property is approached by a paved path leading to the front door, the garden to the front is mainly laid to lawn and side access gate. To the rear the garden is mainly laid to lawn with a variety of shrubs and mainly enclosed by timber fencing.



GROUND FLOOR



Call us on

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<https://www.thinkproperty.ltd/>

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	67
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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