



The Street, Tivetshall St. Mary - NR15 2BT



The Street

Tivetshall St. Mary, Norwich

NO CHAIN. A RARE OPPORTUNITY to acquire this DETACHED FAMILY HOME with a SELF-CONTAINED ANNEXE and TANDEM GARAGE, offering over 2333 SQ. FT. (stms) of versatile accommodation set within an APPROX. 0.22 ACRE PLOT (stms). The MAIN HOUSE welcomes you with a generous ENTRANCE HALLWAY leading into a 23' SITTING ROOM, while the impressive 17' KITCHEN/DINING ROOM provides ample space for cooking and dining. Various storage can be found, along with a utility space and SHOWER ROOM. FIVE WELL-PROPORTIONED BEDROOMS are complemented by a separate BATHROOM, making this property perfect for growing families or those seeking flexible living arrangements. The SELF-CONTAINED ANNEXE offers a superb solution for multi-generational living or potential rental income, featuring its own KITCHEN, SITTING ROOM, DOUBLE BEDROOM, and SHOWER ROOM - all with independent access and privacy. A TANDEM GARAGE with internal access to the inner lobby provides secure parking and storage, while INCOME GENERATING SOLAR PANELS deliver approximately £1200 per annum. Throughout, the home exudes a welcoming atmosphere, with spacious rooms and thoughtful design ensuring comfort and practicality at every turn. An ENCLOSED and WELL STOCKED GARDEN that is both private and tranquil can be found to the rear, bordered by OPEN FIELDS for a true sense of seclusion.

Mature planting and a variety of established shrubs and trees create an attractive and ever-changing landscape.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

Tivetshall St Mary is a popular rural village offering a post office, village hall and primary school. 5 miles South of Long Stratton and 6 miles North of Diss both offering an extensive range of amenities including doctors, dentists, vets, schools, supermarkets, and banking. Diss also boasts a mainline railway line to London Liverpool St (circa 90 mins).

- No Chain!
- Detached Family Home with Self Contained Annexe & Tandem Garage
- Over 2333 Sq. ft (stms) of Accommodation
- Approx. 0.22 Acre Plot (stms)
- 23' Sitting Room & 17' Kitchen/Dining Room within the Main House
- Five Bedrooms with a Separate Bathroom & Shower Room
- One Bedroom Self Contained Annexe with a Kitchen, Sitting Room & Shower Room
- Enclosed & Well Stocked Gardens with a Large Timber Built Workshop



SETTING THE SCENE

Set back from the road and approached via an in-and-out driveway, a raised planted front border and mature hedging screens the property from the road. The driveway offers ample off-road parking and turning space, with access to the main property, adjoining annexe, and integral garage.

Stepping inside the main house, a welcoming hall entrance greets you with wood flooring underfoot and ample space for coats and shoes. Stairs rise to the first floor landing, with a useful built-in storage cupboard sitting to one side and a further cloaks cupboard beyond. Doors lead off to the kitchen and living accommodation, with the main sitting room enjoying dual aspect views to front and rear, with a feature fireplace creating a focal point to the room and wood flooring underfoot. The sliding patio doors open to the garden, with access to the annexe. The kitchen/dining room enjoys garden views, with a u-shaped arrangement of wall and base level cupboard units, including space for an electric range-style cooker with an extractor fan above, tiled flooring underfoot for ease of maintenance, and ample room for a dining table or central island. The kitchen includes space for a washing machine and dishwasher, whilst also including a built-in under-stairs storage cupboard. The side lobby leads off with access doors to the front and rear gardens, along with the integral garage. A built-in storage cupboard sits at the far end, providing a utility space along with an adjacent shower room finished with a two-piece suite, including storage under the hand wash basin, walk-in shower area with tiled walls and flooring.

Heading upstairs, the carpeted landing includes three built-in storage spaces and a loft access hatch above, with doors leading off to the five separate bedrooms - each of the bedrooms are finished with fitted carpet or wood flooring, along with uPVC double glazing. The three larger bedrooms include built-in wardrobes, whilst the two smaller bedrooms are both still comfortable single rooms with space for freestanding units. The family bathroom completes the first floor, with a three-piece suite including a tiled bath, wood effect flooring, heated towel rail, and tiled splash-backs.

The annexe accommodation remains self-contained from the main house, with an internal access door if needed. The hall entrance is finished with fitted carpet and a built-in storage cupboard, with doors leading off to all of the accommodation. The kitchen sits to your left-hand side and enjoys views over the garden, with an L-shaped arrangement of wall and base level units with space for an electric cooker and extractor fan above. Tiled splash-backs run around the work surface, with space for a fridge freezer and washing machine. The sitting room sits to the rear enjoying garden views with sliding patio doors leading out, along with a feature fireplace and cast iron wood burner, with fitted carpet underfoot. There is also electrically control blinds.

The double bedroom sits to the front with wood flooring and a built-in double wardrobe, whilst being perfectly positioned next to the shower room - with an updated and modernised finish, including a three-piece suite with storage under the hand wash basin, shower cubicle with electric shower, tiled splash-backs, and heated towel rail.

FIND US

Postcode : NR15 2BT

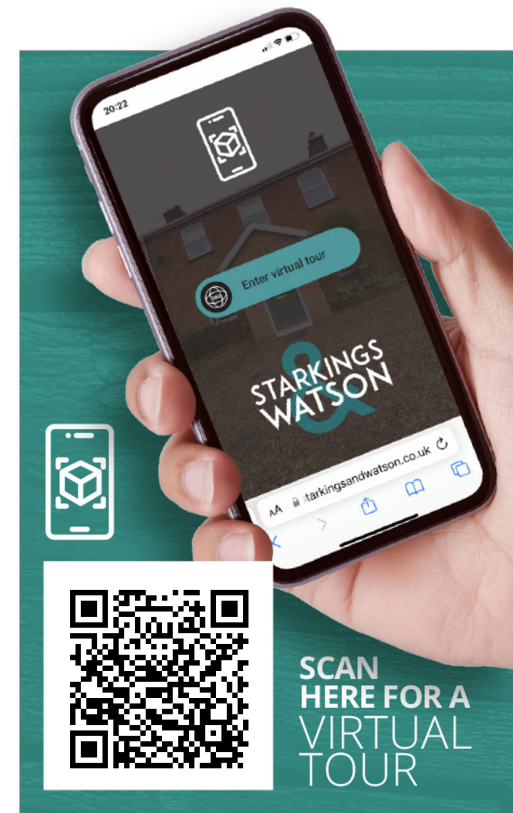
What3Words : ///visitor.golden.arrives

VIRTUAL TOUR

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

AGENTS NOTES

The adjacent property is currently under construction, with the first floor side window being obscure glass. The property utilises mains drains, but the old septic tank remains. All services and utilities between the annexe and main house are shared. Hard wired internet access is available in two of the main properties bedrooms and the annexe lounge.







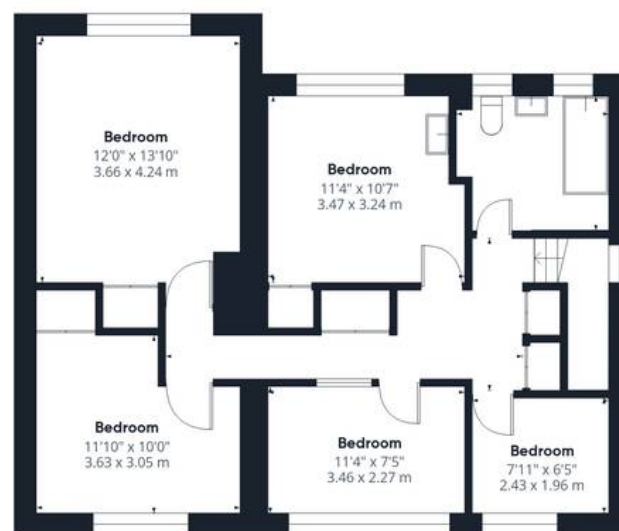
THE GREAT OUTDOORS

The rear garden offers a wealth of mature planting and shrubbery, whilst remaining private and secluded, with open fields beyond. With various patio areas and a covered awning area, attractive views can be enjoyed across the planted borders which also includes various mature trees. A large timber-built workshop/storage shed can be found with double doors to one side, with insulation and separately wired for power and lighting. To the side of the property further parking can be found, with boundary fencing to be installed. The tandem garage includes an internal access to the inner lobby, with an up and over remote control door to front, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

2333 ft²

216.8 m²

(1) Excluding balconies and terraces

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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