



19a Church Road  
Tasburgh, Norwich, Norfolk, NR15 1ND

**BROWN & CO**



## 19a Church Road, Tasburgh, Norwich, Norfolk, NR15 1ND

A superbly positioned three/four bedroom bungalow in attractive and mature gardens extending to approximately half an acre. Approached off a private driveway, extensive parking and double garage.

Acreage – 0.45 acres (stms).

£650,000



### DESCRIPTION

No.19a Church Road comprises a beautifully positioned detached bungalow occupying an elevated position within the popular village of Tasburgh, enjoying far-reaching views across the surrounding countryside and mature woodland. Extending to approximately 2,415 sq ft (including the double garage), the property offers well-arranged accommodation across a single floor together with a delightful tiered garden arrangement which enjoys a great deal of privacy.

The property is approached via a gravelled driveway providing ample parking and access to the detached double garage. The bungalow itself is constructed of brick elevations beneath a pitched tiled roof and enjoys attractive proportions throughout.

The property is approached at the front, into a spacious hall which leads on to the principal rooms and bedroom accommodation. The principal rooms in particular benefit from an open plan feel with the sitting room enjoying fine views across the terrace and garden. The space on offer here is very impressive; a striking log burner sits centrally beneath the fireplace and acts as the focal point of this super room. An opening leads through to the dining/kitchen room. The kitchen area is well-appointed and fitted with a range of wall and base units together with an oil-fired AGA, whilst the adjoining utility room provides further practical space and leads on to the double garage.

The bedroom accommodation is thoughtfully arranged, with the principal bedroom enjoying an en-suite bathroom and bedroom 2 having an en-suite shower room. There is also a further double bedroom and family bathroom, whilst a separate study/bedroom 4/nursery provides flexibility for home working or occasional fourth bedroom use.

The gardens and grounds are a major feature of the whole and extend to 0.45 acres (stms). To the rear, a large terrace adjoins the house, providing an excellent space for outdoor dining and entertaining whilst taking advantage of the attractive outlook across the gardens. Beyond the terrace, the gardens slope gently away from the property and are arranged across a number of tiers, planted with an array of mature shrubs and fine specimen trees.

The whole is offered to market with no onward chain.

Services - Mains water and electricity. Private drainage. Electric heaters are currently installed through the property. There is an oil-fired central heating system which remains installed at the property and would require reconnection.

Local authority – South Norfolk District Council.

### LOCATION

Tasburgh is a sought-after south Norfolk village lying approximately 8 miles south of Norwich, offering a strong sense of

community together with a range of local amenities including a public house, primary school and church. The village is conveniently positioned for access to the A140 and A11, providing links to Norwich, Diss and the wider region. Norwich offers an extensive range of shopping, cultural and educational facilities together with a mainline rail service to London Liverpool Street.

### DIRECTIONS

From Norwich proceed south on the A140 towards Ipswich. Upon reaching Tasburgh, turn right into Church Road, continue for approximately 300 yards, where there is a private shingled driveway signposted for 19 and 19a on the left. The property will be found on the right-hand side at the bottom of the private lane.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

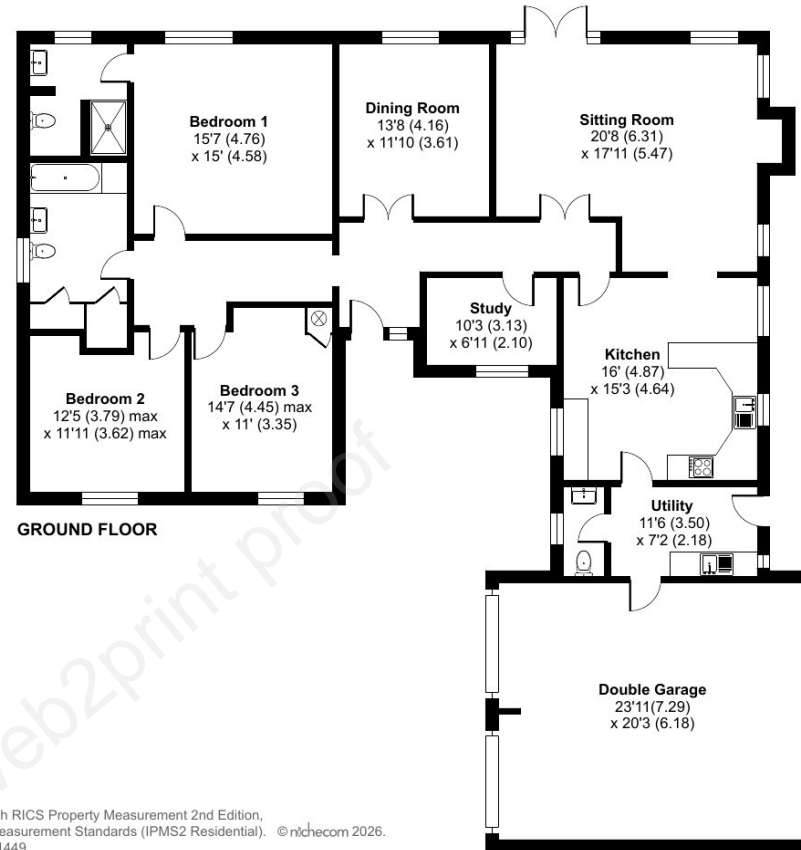
**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**





# Church Road, Tasburgh, Norwich, NR15

Approximate Area = 1930 sq ft / 179.3 sq m  
 Garage = 485 sq ft / 45 sq m  
 Total = 2415 sq ft / 224.3 sq m  
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	48 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Brown & Co. REF: 1451449

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