



THE STORY OF

The Chapters

Tivetshall St. Margaret, Norfolk

SOWERBYS



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Tivetshall St. Margaret, Norfolk,
NR15 2EB

Impressive Detached Period Home

Three Well-Appointed Reception Rooms

Fitted Kitchen/Breakfast Room

Utility Room

Four First Floor Bedrooms

Study/Store Room

Family Bathroom and Separate Cloakroom

Gravelled Drive with Parking

Detached Tandem Garage

Good-Sized South Facing Garden

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A charming detached period home offering elegant and versatile accommodation arranged over two floors, with plenty of parking to the front and access to a detached tandem garage.

The welcoming entrance hall leads into a lovely sitting room at the front of the house, where a dual aspect fills the room with natural light. A central fireplace creates a cosy focal point, making this an inviting space to retreat to during the cooler months. The well-appointed dining room has a stripped wooden floor and wood-burning stove, creating a warm and sociable setting for relaxed meals and entertaining. To the rear, a third reception room offers useful flexibility, making an ideal playroom or second sitting room.

The modern, well-fitted kitchen provides plenty of storage and workspace, while a well-appointed utility room completes the ground floor.

Upstairs are four good-sized bedrooms, including a family bedroom with an additional separate cloakroom. There is also a study or store room, offering useful additional space for working from home or storage.

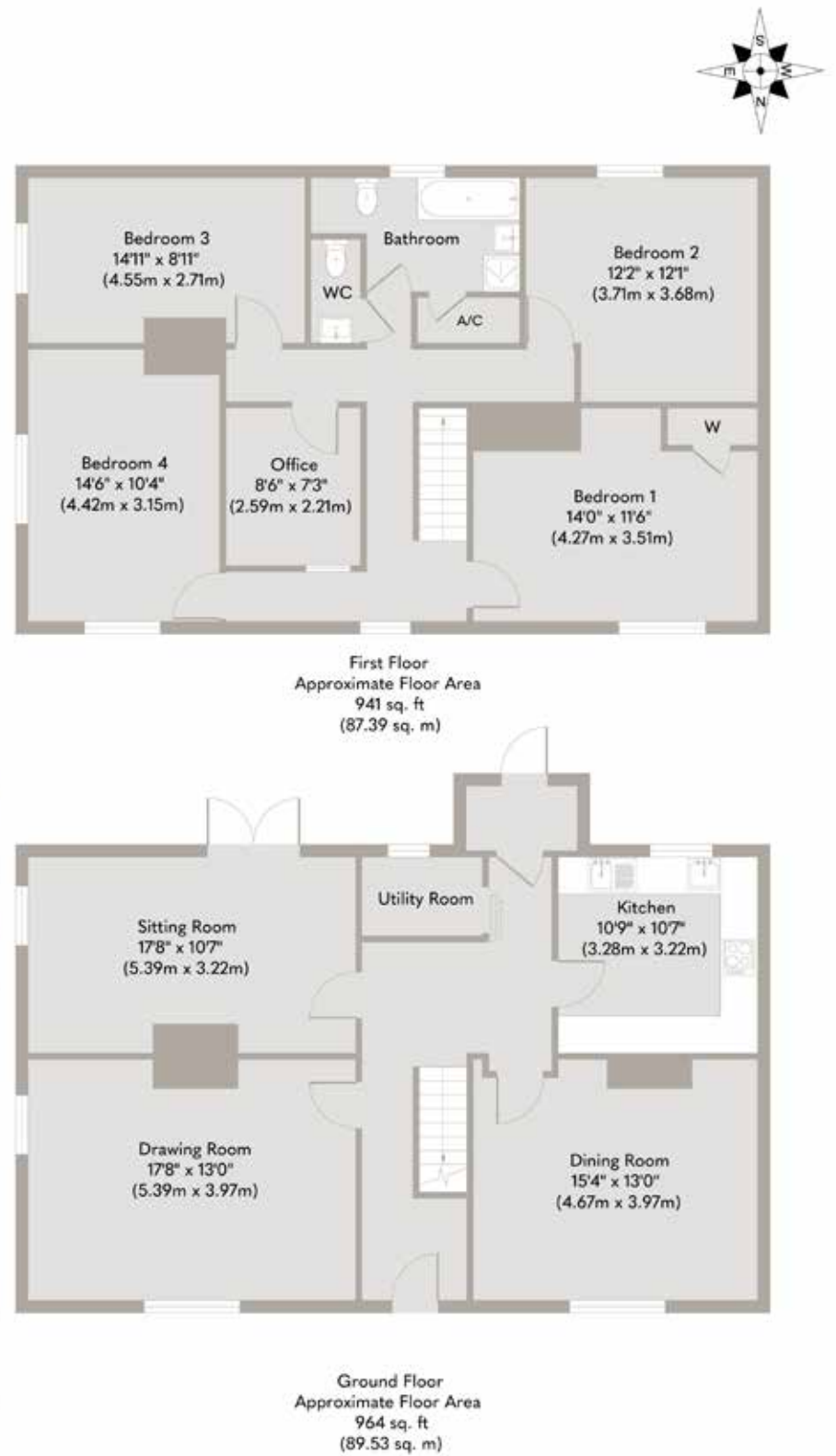
Outside, the gravelled driveway to the front provides ample parking and access to the detached tandem garage. A bus stop just moments away links the property with Diss, Norwich and Long Stratton.

Established native boundary hedging to the front adds a sense of privacy and maturity, whilst to the rear is a fenced, south-facing garden, mainly laid to lawn and complemented by a terrace, established boundary hedging and specimen trees. A lovely setting for enjoying the sunshine, relaxing outdoors or entertaining in the warmer months.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Tivetshall St. Margaret

A WELL-PLACED RURAL VILLAGE

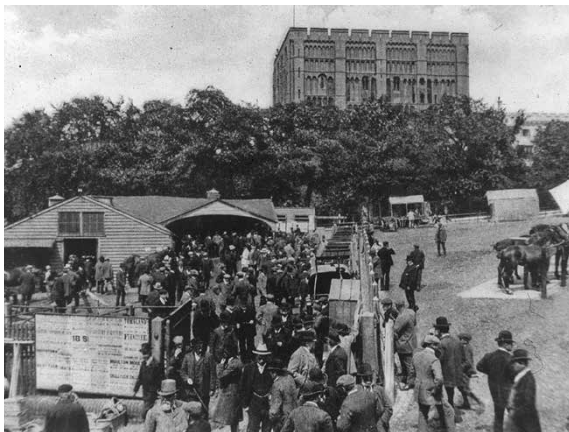
Tivetshall St Margaret, nestled in the picturesque south Norfolk countryside, is a charming village that exudes historical charm and rural tranquillity. The village is known for its traditional architecture, including quaint cottages and historic churches, providing a glimpse into the region’s rich heritage.

One of the notable advantages of Tivetshall St Margaret is its close proximity to Diss and Norwich, which can easily be reached by bus, and from Diss, there’s a fast train to London Liverpool Street. The market town of Diss, with its historic market square and a blend of modern and traditional amenities including shopping, local businesses, and cultural attractions, is just a short distance away. Diss offers a lively atmosphere while maintaining its historical character, making it a practical and enjoyable destination.

Norwich is known for its medieval architecture, cultural venues, and a diverse range of shops and restaurants. The city provides further opportunities for entertainment, shopping, and cultural exploration, offering residents of Tivetshall St Margaret a convenient link to urban amenities without sacrificing the peacefulness of village life.

The surrounding countryside is characterised by scenic landscapes, rolling fields, and pockets of woodlands, creating an idyllic setting for those who appreciate the beauty of rural England.

Tivetshall St Margaret stands as a delightful village offering the best of both worlds—secluded rural charm and easy access to the market town of Diss and the city of Norwich. This combination makes it an appealing location for those seeking a harmonious blend of historical character, natural beauty, and proximity to urban amenities.



Note from Sowerbys



“...a tranquil rural setting, whilst being within easy reach of Diss and Norwich.”



SERVICES CONNECTED

Mains electricity, water and drainage. Oil fired central heating.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 3900-4014-4622-0122-3606

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///paler.lingering.rooks

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SOWERBYS

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