



The Street, Tivetshall St. Mary, Norwich

Guide Price £390,000 - £410,000 Freehold

Energy Efficiency Rating : 59

- ✓ Imposing Detached Family Home
- ✓ Beautifully Renovated Throughout
- ✓ Close to 1300 Sq ft (stms)
- ✓ Stunning 21' Kitchen/Dining Room
- ✓ Three Double Bedrooms
- ✓ Contemporary En Suite & Bathroom
- ✓ Wrap Around Gardens
- ✓ Driveway Parking & Double Garage

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





This imposing DETACHED FAMILY HOME offers BEAUTIFULLY RENOVATED accommodation throughout, flowing effortlessly from room to room with the OPEN PLAN LAYOUT that modern families desire. The heart of the home is the 21' FULLY FITTED KITCHEN/DINING ROOM, which in turn opens into the SITTING ROOM with doors onto the private garden and a SUN FILLED CONSERVATORY, whilst the HALL offers a welcoming entrance with a cloakroom. On the first floor you will find THREE DOUBLE BEDROOMS, contemporary EN-SUITE with WALK-IN RAINFALL SHOWER, as well as an additional modern FAMILY BATHROOM. Externally, approached via the EXPANSIVE SHINGLED DRIVEWAY with ample parking, there is the SIZEABLE DOUBLE GARAGE which is heated and insulated and could be converted into ALTERNATIVE ACCOMMODATION (stp). The rear and side gardens are mostly laid to lawn and provide the PERFECT SPOT TO DINE ALFRESCO.

LOCATION

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).

DIRECTIONS

You may wish to use your Sat-Nav (NR15 2BT), but to help you...Leaving Long Stratton head South on the A140, over the Pulham roundabout, taking a right turn just before 'The Ram' public house & restaurant on to Rectory Road. The road becomes The Street where the property can then be

found on the right hand side.

The property is approached via a shingled driveway providing ample off road parking and access to the double garage.

Composite entrance door to:

ENTRANCE HALL

Spacious entrance hall with stairs to the first floor landing, Karndeian wood effect flooring, radiator, uPVC double glazed window to front, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, Karndeian wood effect flooring, radiator, uPVC obscure double glazed window to side, smooth coved ceiling.

KITCHEN/DINING ROOM

21' 3" x 11' 9" (6.48m x 3.58m) Comprehensive fitted range of high gloss wall and base level units with complementary composite work surfaces, and inset ceramic sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in 'Bosch' electric double oven, Karndeian wood effect flooring, integrated dishwasher and fridge freezer, uPVC double glazed window to rear x2, radiator, space for dining table and soft furnishings, smooth ceiling, opening to:



SITTING ROOM

19' 11" x 10' 11" (6.07m x 3.33m) Continued Karndean wood effect flooring, uPVC double glazed window to front, uPVC double glazed French doors to rear, radiator x2, door to entrance hall, smooth coved ceiling with ceiling rose, door to:

CONSERVATORY

10' 4" x 8' 9" (3.15m x 2.67m) Of uPVC construction with full height uPVC double glazed windows to side and rear, uPVC double glazed door to side, fitted carpet.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard housing hot water tank, uPVC double glazed doors leading onto front facing balcony, smooth coved ceiling, doors to:

DOUBLE BEDROOM

11' 10" x 9' 1" (3.61m x 2.77m) Fitted carpet, radiator, uPVC double glazed window to rear, picture rail, smooth coved ceiling.

DOUBLE BEDROOM

11' 10" x 11' 3" Max. (3.61m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to rear, radiator, picture rail, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer tap, thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs and flooring, radiator, uPVC double glazed window to front, smooth coved ceiling with loft access hatch.

DOUBLE BEDROOM

11' 10" x 11' 5" (3.61m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, walk-in double shower with thermostatically controlled rainfall shower, tiled splash backs and flooring, heated towel rail, uPVC double glazed window to front, smooth ceiling with recessed spotlighting.

OUTSIDE REAR

Accessed from the kitchen/dining room into a useful covered walk-way, access leads to the garage and double garage. The conservatory and sitting room opens up to the wraparound gardens, which are mainly laid to lawn with a large decked area ideal for outside entertaining. The oil tank is also located in the rear garden.

DOUBLE GARAGE

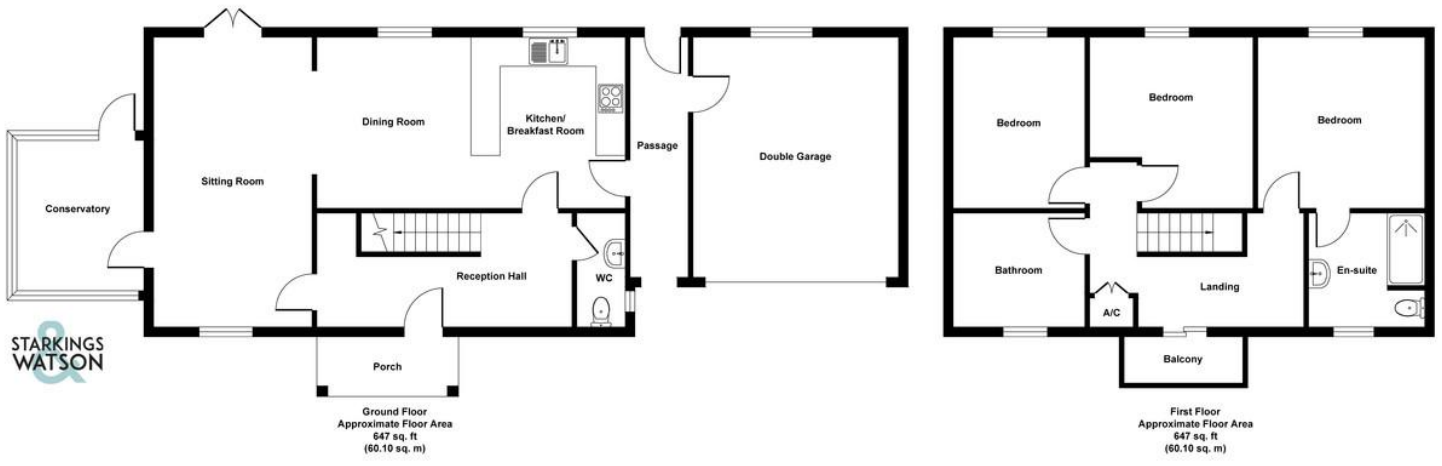
16' 6" x 14' 2" (5.03m x 4.32m) The garage has been fully insulated with a uPVC double glazed window to rear and an insulated electric roller door. The garage has space and plumbing for a washing machine and tumble dryer, radiator and oil fired central heating boiler. The garage could be converted into alternative accommodation - subject to planning.











Approx. Gross Internal Floor Area 1294 sq. ft / 120.20 sq. m

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

Centralised Hub:

starkingsandwatson.co.uk

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
VAT Registration Number 253 994 172