



Modern Living in the Countryside  
Tibenham, Norfolk | NR16 1QF

FINE & COUNTRY

# WELCOME



This wonderful modern home was completed in 2021. There is a generous kitchen breakfast room, four comfortable bedrooms, one of which is on the ground floor. The sitting room is cosy and the gardens charming. Set in the village of Tibenham you really do experience Norfolk countryside living in this property.







- Wonderful Modern Home Completed In 2021
- Superb Views
- Excellent Rural Location
- Generous Kitchen Breakfast Room
- Sitting Room
- Utility Room and Cloakroom
- Four Bedrooms
- En Suite and Family Bathroom
- Charming Gardens
- Garage and Plenty of Off-Road Parking

#### Looking Inside

'The house was constructed in 2021 by a local company. We bought this house because we wanted something new, something that was a one off and offered high quality fixtures and fittings. We loved the views which are fantastic, and the house just appealed.'

The spacious hallway gives access to the downstairs reception rooms and cloakroom. The glass panelled doors lead into the sitting room which is cosy and has fabulous dual aspect views of the garden and the countryside beyond. The double doors lead onto the patio and there is a patio beyond.

The kitchen breakfast room is stunning. There is an area for dining to one end which has double door access to the rear patio. Great for parties and evenings soirees! The kitchen area has ample worksurfaces and cupboard storage space. This is a kitchen which loves cooking and conversation. The utility room accessed from the kitchen has additional storage space and a drainer sink unit. There is a door to the outside gravelled area.



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











There is one bedroom downstairs and three further rooms upstairs together with a family bathroom. The master bedroom is super spacious and has a well-presented ensuite shower room. The other two bedrooms are comfortably sized and offer splendid views. The upstairs is bright, airy and decorated stylishly.

This is a house that comes with opportunities for you to make it your own due to the flexibility the property affords.

'Our favourite spot in the house is the sitting room. The side window gives fabulous views of the Tas valley. You can virtually see up and across up to half a dozen fields. You can sit in your armchair and take in the wonderful vista.'

#### Exploring the Plot

Surrounded by fields this is a beautifully rural property. The gravelled driveway leads to a single detached garage. There is ample parking and turning space at the front. The perimeter and side at the front are shrub and treelined which affords the property privacy. There is a pathway to the front door and one that leads to the rear garden and side door.

The patio at the rear wraps around the house. It is extensive and offers great space for rest and relaxation. A wonderful place for potted plants to thrive and a relaxing place to stop and enjoy a quiet moment.

The lawned area leads to the rear boundary where the low fences facilitate views across the countryside. This is a garden with real countryside views. 'We love the garden because we have a choice of seating areas. Depending on theme and time of day we can choose from four seating areas. That is the beauty of this plot. Wildlife is plentiful. We have a barn owl, deer, a cuckoo this year, pheasants, hares and rabbits.'

A great plot and a super space for entertaining, relaxing and enjoying rural living.

#### In the Area

There is good access to the A140 a few minutes' drive away. Diss has a mainline station connecting Norwich and Ipswich with London. (Journey time from Diss to London Liverpool Street Station approximately 90 minutes).

There are good shopping and community facilities in nearby Attleborough, Wymondham, Long Stratton, and Diss. Norwich is only fifteen miles away where you can find theatre and shopping and arts facilities. Tibenham itself has a large village hall with lots of classes, events and activities, there is a children's play area, and a church. There are many countryside walks and footpaths both near to the house and the local area. 'I have never known a place with so many public footpaths and cycle routes.'







# STEP OUTSIDE

Agents Notes

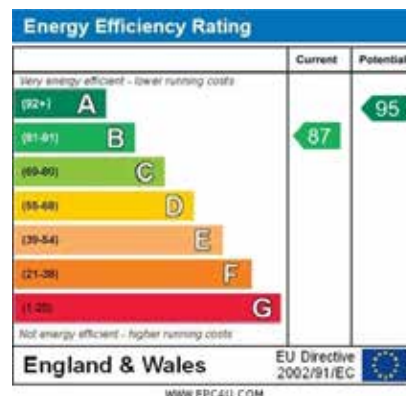
Tenure: Freehold

Services: Mains Electricity & Water, Private Drainage, Air Source Heat Pump.

Local Authority: South Norfolk District Council - Band D

Directions: Proceed out of Diss along Denmark Street and follow the road through the village of Shelfhanger. Continue into the village of Winfarthing and take a right-hand turn and continue past the village hall. Follow the road to the T junction and take a right-hand turn and first left onto Diss Road. Follow the road for some distance and the property will be located in the left-hand side.

What 3 Words Location - "unwound, loitering, chopper"



Property - DIS4272  
Approx. Internal Floor Area - 1711 Sq ft / 158.9 Sqm



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