



STARKINGS  
&  
WATSON



Moulton Road, Tivetshall St. Margaret, Norwich

Guide Price £400,000 - £425,000 Freehold

Energy Efficiency Rating : D

- ✓ Panoramic Field Views
- ✓ Heavily Extended & Remodelled
- ✓ Flexible Layout with Annexe Options
- ✓ Three Reception Rooms
- ✓ Open Plan Kitchen/Dining Room
- ✓ Hall Entrance with Utility Room
- ✓ Four Double Bedrooms
- ✓ Main Bedroom with Dressing Room & En Suite

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

STARKINGS  
&  
WATSON



### IN SUMMARY

With a 0.21 Acre Plot (stms) and over 2000 Sq. ft (stms) of accommodation, this BEAUTIFUL semi-detached HOME can work for any buyer! Should you need HOME OFFICE space, ANNEXE POTENTIAL, up to SIX BEDROOMS or just a QUIET and PEACEFUL SETTING with OUTSTANDING COUNTRYSIDE VIEWS, then this is the home for you. It is rare to see SO MUCH FLEXIBILITY, which has been well thought out given the SIGNIFICANT ALTERATIONS and remodelling which has been carried out since 2013, including a NEW SET OF STAIRS to enhance the flow. In brief, the accommodation includes a welcoming hall entrance, sitting room, OPEN PLAN KITCHEN and DINING ROOM with LPG gas hob and FRENCH DOORS, utility room, snug, study and shower room to the ground floor - allowing for annexe or bedroom options. Upstairs, FOUR BEDROOMS lead off the landing, along with the family bathroom, whilst the 20' main bedroom offers a 12' dressing room and a LARGE EN SUITE BATHROOM.

### SETTING THE SCENE

With a large hard standing driveway, trees and hedging offer privacy, whilst not obscuring the panoramic views to front. A wide side access leads to the garden, with potential for a garage or similar. Whilst the property is presented in immaculate and move-in condition, there is still scope for a front porch or the addition of cladding to create a contemporary exterior (stp).

### THE GRAND TOUR

Once inside, a large entrance hall has been created, with a cosy homely feel, with a feature fire place and carpeted flooring. For welcoming guests, a door branches off to the left, where the main sitting room can be found, with a feature fire place and cast iron wood burner, along with a window to front and useful storage recess. A door leads to the kitchen whilst back to the entrance hall, the second door leads to an inner hall with the re-fitted stairs, and open plan aspect to the utility area, with further storage under the stairs. To the left, the kitchen has been extended to create a dining space, with French doors onto the garden. To the right, two rooms currently used as a snug and home office can be found, which you can appreciate could be bedrooms or multi-purpose rooms, served by the shower room which is between them. Upstairs the large landing offers a vast range of built-in storage, with four bedrooms all offering field views to front. The family bathroom is adjacent and includes a tiled bath with shower. The main bedroom is simply amazing, with vast proportions, an open plan dressing room extends the space, with a further en suite bathroom beyond.

## THE GREAT OUTDOORS

Despite the 0.21 Acre Plot (stms), the current vendors pay a peppercorn rental to utilise further land behind the rear boundary which runs towards the mainline train. Laid to lawn with extensive hard standing seating space, the garden is well stocked with trees and shrubbery, along with a range of attractive outbuildings. Outside power and water supplies are installed, with a range of external illuminations, along with a useful side access gate. An area for vegetables and enjoying The Good Life can be found to the back corner of the garden.

## OUT & ABOUT

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).

## FIND US

Postcode : NR15 2AJ

What3Words : ///daylight.mills.fuses

## VIRTUAL TOUR

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





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