

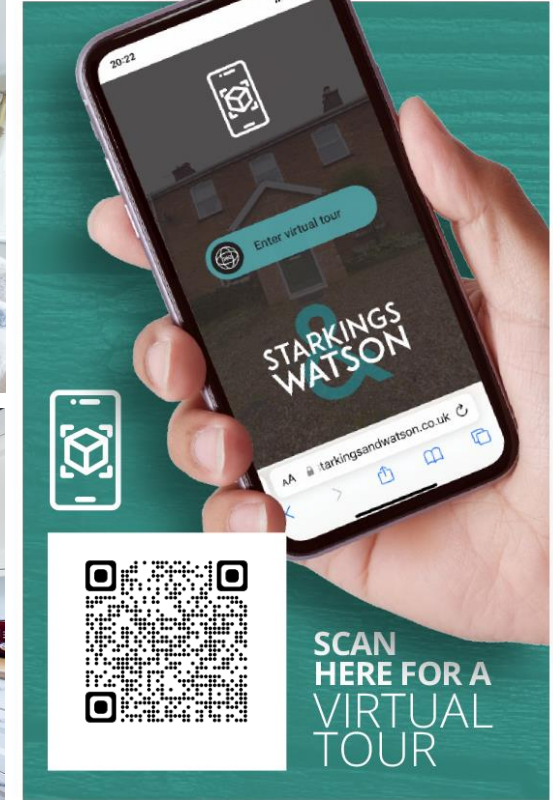
NEW ROAD

Tacolneston, Norwich NR16 1DE

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

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STARKINGS & WATSON

- Detached Family Home with Eco Credentials
- Quiet Village Location
- Non-Estate Position with Shared Driveway
- Two Reception Rooms & Kitchen/Breakfast Room
- Four Ample Bedrooms, En Suite & Bathroom
- Private Gardens, Parking & Garage
- Underfloor Air Source Heating & Thermal Solar Panel
- RHI Payments Until 2027

IN SUMMARY

VENDOR FOUND. This MODERN DETACHED NON-ESTATE FAMILY HOME offering ECO CREDENTIALS provides very well presented accommodation extending to approximately 1300 Sq. ft (stms). The property is heated via an EFFICIENT AIR SOURCE HEAT PUMP with UNDERFLOOR HEATING and benefits from receiving an RHI payment in the region of £1200 PA. There are also THERMAL HOT WATER SOLAR PANELS in place. Internally, the property has TWO GENEROUS RECEPTION ROOMS as well as a modern FITTED KITCHEN and separate utility room with W.C. On the first floor there are FOUR DOUBLE BEDROOMS, a FOUR PIECE family bathroom and EN-SUITE shower room. Externally the rear garden is non-overlooked and offers a good degree of privacy with paved patio and lawns as well as mature shrubs. You will also find driveway parking for three vehicles to the front and side as well as a single GARAGE.

SETTING THE SCENE

Approached from New Road via a partly shared shingled driveway, leading to a single garage and off road parking

for three vehicles on the private driveway. To the front there is a lawned front garden with paved pathway leading to the covered main entrance door. There is also gated side access from the driveway to the rear garden.

THE GRAND TOUR

Entering the welcoming entrance hallway from the main entrance door, the hallway offers wood effect flooring and under-stairs storage. The first room off the hallway is the dining room to the left - currently used as a home office overlooking the front. The sitting room is located to the right of the hallway with a feature electric flame effect fireplace and surround as well as windows to the front and side aspects, and double doors leading on the rear garden. The modern fitted kitchen/breakfast room is located to the rear with wood effect flooring, ample cupboard storage, rolled edge work surfaces as well as integrated fridge freezer, dishwasher and space for a large range style cooker with extractor fan over. There is a window overlooking the rear garden and a door leading into the utility room. The utility has matching cupboards, work surfaces and flooring with integrated washing machine and sink/drainer as well as door leading to the rear garden. Accessed from the utility is a downstairs W.C with hand wash basin. Leading up the first floor landing offers built-in storage/airing cupboard and access to all bedrooms and bathrooms. To the front of the house there are two bedrooms, to the right of the landing is a comfortable double room with plenty of space for wardrobes and loft hatch access and to the left of the landing is a smaller double bedroom with ample space a wardrobe and double bed. To the rear of the property are two further double bedrooms, the first one is currently used as a gym but is a comfortable double. The main bedroom adjacent overlooks the rear garden and offers



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Disclaimer: 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.

Price:



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built-in storage as well as giving access to the en-suite shower room. The family bathroom is the final room offering a separate shower cubicle with thermostatic twin head shower, panelled bath, W.C and hand wash basin within vanity unit. The property is uPVC double glazed throughout and offers underfloor heating to the ground floor and radiators to the first floor.

THE GREAT OUTDOORS

The private non-overlooked rear garden has been well tended and looked after and offers an ample paved terrace ideal for outside entertaining as well as pleasant lawned areas. You will find various well stocked planted borders as well as mature shrubs and trees. The garden is fully enclosed with timber fencing as well as gated access to the front garden and side driveway also. Via a personnel door in the rear garden, the single garage offers power and light as well as an up and over door to the front.

OUT & ABOUT

The property is situated in Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College, and within the catchment area for Wymondham and Long Stratton schools.

FIND US

Postcode : NR16 1DE

What3Words : ///toned.someone.quote

VIRTUAL TOUR

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

AGENTS NOTE

The property receives a Renewable Heat Incentive (RHI) payment on a quarterly basis currently to the sum of £316 resulting in an annual payment of £1264 with the last payment being in January 2027. The house has the benefit of a solar thermal system providing hot water in the warmer months and some of the hot water in the cooler months free of charge. The property benefits from efficient underfloor air source heating. The property is approached from a partly shared driveway.



Approximate total area⁽¹⁾
 1283.99 ft²
 119.29 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.