

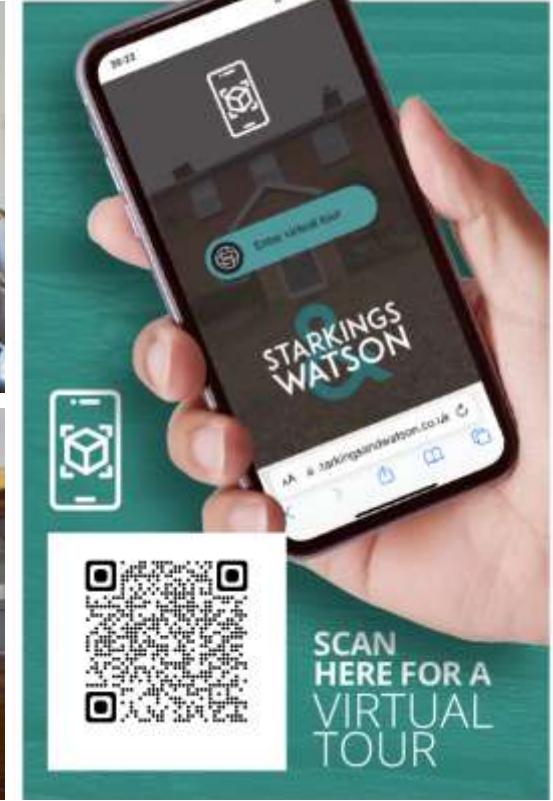
MATTHEWS CLOSE

**Tasburgh, Norwich NR15 1LJ**

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

**FOR SALE**  
**PROPERTY**



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- Vendor Found!
- Detached Family Home
- Corner Plot with Front & Rear Gardens
- Garage & Driveway
- Hall Entrance with Cloakroom
- Open Plan Sitting/Dining Room
- Four Bedrooms
- Potential to Extend (stp)

#### IN SUMMARY

This DETACHED FAMILY HOME occupies a sweeping corner plot with LAWNED GARDENS to FRONT and REAR. The accommodation offers POTENTIAL to EXTEND (stp), capitalising on the WELL PROPORTIONED ROOMS and current OPEN PLAN LAYOUT. With a HALL ENTRANCE and built-in STORAGE, doors lead to the OPEN PLAN SITTING/DINING ROOM with FRENCH DOORS to rear, and the fitted KITCHEN with access to side. The first floor offers FOUR BEDROOMS off the landing, and the family bathroom. The rear GARDEN is fully enclosed with fencing and a BRICK WALL, creating a SECLUDED SETTING.

#### SETTING THE SCENE

Occupying a corner plot, the property is approached via a brickweave driveway providing access to the garage and main property. Lawned gardens can be found to the front with hedging to the sides and gated access to the rear.

#### THE GRAND TOUR

Details To Follow.

#### THE GREAT OUTDOORS

Leading from the French Doors a hard standing patio area can be found providing the ideal space to relax and entertain. The Gardens wrap around the rear and side of the property and are mainly laid to lawn with mature plants and shrubs to the rear, and are fully enclosed with fencing and a brick walling, creating a secluded setting, with door to the garage and gated access leading to the front of the property, providing access to the oil tank.

#### OUT & ABOUT

Tasburgh is situated approximately eight miles south of Norwich, and two miles north of Long Stratton. Forming the original part of Tasburgh with numerous period properties, Tasburgh offers Junior Schooling, Public House and regular bus services to Norwich, Long Stratton and Diss. Long Stratton offers a wealth of amenities, including further Schooling and High School, and various shops and eateries.

#### FIND US

Postcode : NR15 1LJ

What3Words : ///merely.natural.expectant

#### VIRTUAL TOUR

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



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



#### AGENTS NOTE

The property has undergone construction works due to historic subsidence from root ingress. Full paper work and certification is available.

**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:

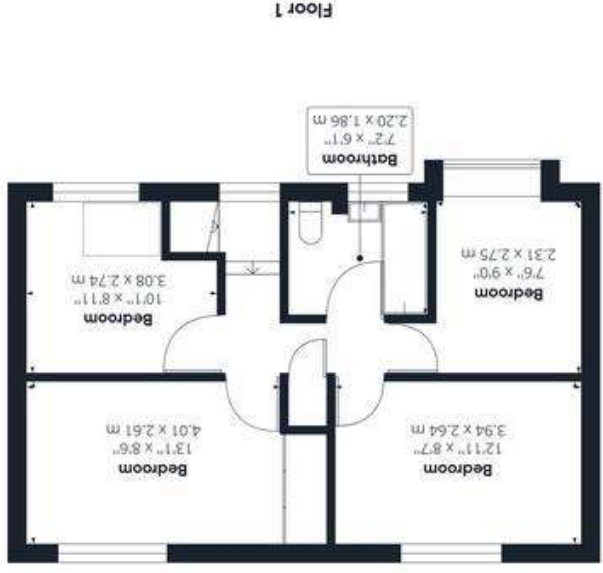


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1029.40 ft<sup>2</sup>  
95.63 m<sup>2</sup>

Reduced bedroom  
14.44 ft<sup>2</sup>  
1.34 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
(below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

