



# 1 Willow Close

Tasburgh, Norwich, Norfolk, NR15 1NE

**BROWN & CO**



# 1 Willow Close, Tasburgh, Norwich, Norfolk, NR15 1NE

Superb detached four bedroom bungalow with a private rear garden in the quiet village of Tasburgh.

Offers in Excess of £325,000



## DESCRIPTION

No.1 Willow Close comprises a lovely four-bedroom detached bungalow beautifully positioned in the sought after south Norfolk village of Tasburgh. The bungalow has benefitted from a number of additions over the years and represents a terrific opportunity for buyers who will be looking to put their own stamp on what has been a super home acquired some 13 years ago.

The property is approached to the front into a spacious reception hall. The hall enjoys access to the study/bedroom four, dining room and an inner hallway providing access to three double bedrooms and the family shower room.

The principal bedroom and guest bedroom both enjoy fitted wardrobes. The dining room is a lovely space and benefits from an open plan feel with direct access into the sitting room. Off the dining room is the 25'x5' kitchen which adjoins a cloakroom and the garden room; both the kitchen and garden room enjoy access out into the gardens.

To the outside there is parking for a number of vehicles to the front via the main driveway which leads up to the garage. The front gardens are shingled and benefit from a side access on each side.

The rear gardens are mainly laid to lawn bordered by mature conifers to the northwest and wooden panel fencing. There is a super raised decking and terrace area ideal for entertaining. A large shed will remain with the property.

The whole is offered to the market with no onward chain.

Services – Mains water, mains drainage, mains electricity, oil fired central heating.

Acreage – 0.145 acres (stms)

Local authority – South Norfolk District Council.

## LOCATION

Tasburgh is a village situated approximately 9 miles south/southwest of Norwich, just off the A140 Ipswich Road and convenient for access to both Norwich and Diss. There is a post office/ general store in the village, a village hall, playing field and a primary school.

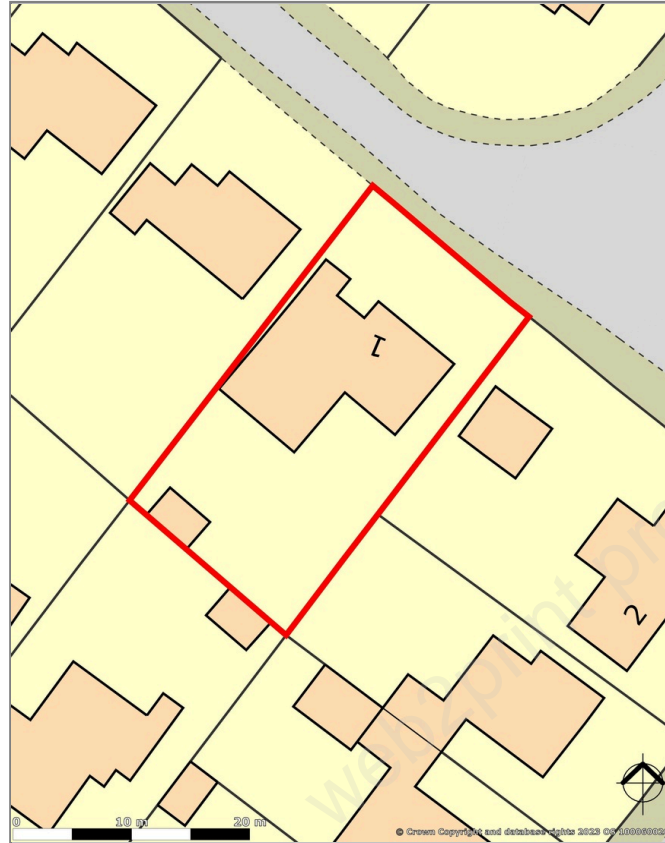
## DIRECTIONS

Leave Norwich southbound on the A140 Ipswich Road, passing Swainsthorpe and continuing through Newton Flotman. Upon reaching Tasburgh, turn right into Church Road, head past Woodland Rise on the left and take the next left into Valley Road. Willow Close is located approximately 50 yards on the right as you head into Valley Road.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

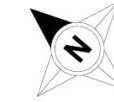
**VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871**



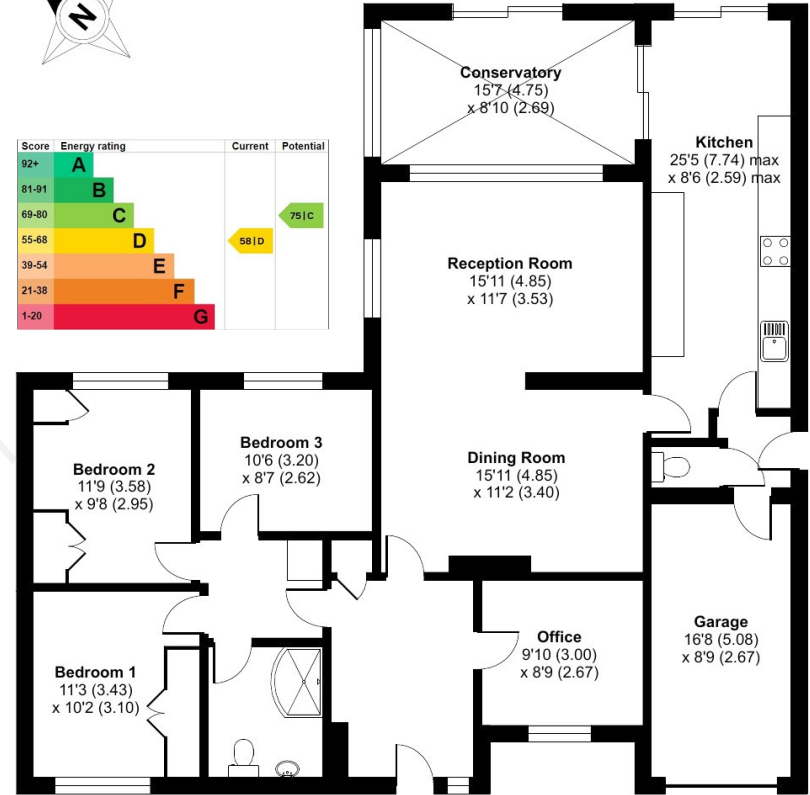
# Willow Close, Tasburgh, Norwich, NR15

Approximate Area = 1604 sq ft / 149 sq m (includes garage)

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	58   D	75   C
21-38	F		
1-20	G		



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Brown & Co. REF: 968370

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