



Church Road, Tasburgh, Norwich, NR15 1ND

Guide Price £475,000 to £500,000



01508 531331

www.whittleparish.com

Property Features

- 5 bedrooms
- 3 reception rooms
- Annex potential
- .25 of an acre plot
- Approx 2300sq ft
- Parking for 4/5 cars
- Walking distance to local school
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Well located within this popular Norfolk village lying only eight miles to the south of Norwich and well within commuting distance to the centre of the city. The attractive and traditional village of Tasburgh has proved to have been a desirable location over the years and has the benefit of a strong and active local community with good schooling. The village is made up of Upper Tasburgh and Lower Tasburgh with the majority of Lower Tasburgh containing attractive period buildings from the early days of the village being established. Upper Tasburgh consists of more modern construction properties and having a lovely feel within. There is the benefit of local schooling, a public house/restaurant and fine church, for a more extensive range of day to day amenities and facilities can be found within the village of Long Stratton lying just two or so miles to the south along the A140.

The property comprises of a four/five bedroom detached house having been built in the 1970's and of conventional construction under a pitched interlocking tiled roof and heated by an oil fired condensing boiler via radiators. Over the years the property has been significantly extended especially at ground floor level offering an expanse of versatile living space with the potential for an integrated annex accommodation and therefore offering dual living.

The property is well positioned set well back from the road and providing extensive off-road parking for 4/5 cars upon a hard standing driveway leading up to the house and integrated single garage. To the rear the gardens are of a most generous size enjoying a southerly aspect taking in all of the afternoon sun, being predominately laid to lawn and enclosed by close boarded panel fencing and hedging.

ENTRANCE PORCH

With frosted upvc window to front and further door to side. Providing good space for shoes and coats etc. Secondary door giving access through to the reception hall.

RECEPTION HALL

A most impressive and pleasing first appearance with stairs leading to the first floor and the gallery landing above.

CLOAKROOM

With frosted window to front and comprising of a vanity wash hand basin with storage below and low level wc. Tiled flooring



LOUNGE

A bright and spacious double aspect room with views to the front and rear of the property, a lovely focal point being the open fireplace with wood mantle surround and marble hearth.

KITCHEN/BREAKFAST ROOM

Found to the rear of the property and enjoying views to a southerly aspect over the rear gardens. This bespoke fitted kitchen is of a high specification and providing an extensive range of wall and floor unit cupboard space and further having integrated appliances comprising of a four ring electric hob with extractor above and double oven to side, dishwasher and under counter fridge. Engineered wood flooring. Further access to the conservatory and secondary door giving access through to the:-

DINING ROOM

With window to rear and glass roof lantern above allowing plenty of natural light in and ample space for a family sized table and chairs.

OFFICE

With separate front access to the front of the property and window to side. Being the potential to be separated for annex accommodation and having its own entrance.

UTILITY ROOM

With views and access onto the rear gardens via a upvc double glazed door to rear. Engineered wood effect flooring. Work surface over with inset sink and space and plumbing for automatic washing machine and tumble dryer etc . Further giving access to another cloakroom/wc.

CLOAKROOM

With frosted window, low level wc and hand wash basin.

BEDROOM FIVE

Found to the front of the property and lending itself for a number of different uses if not required as a fifth bedroom.

CONSERVATORY

Found to the rear of the property and being of a most generous size and with the benefit of double doors opening onto the rear gardens. The conservatory is a upvc double glazed conservatory extension upon a brick base and with tiled flooring.

FIRST FLOOR LANDING

Two windows to front and giving access to the four bedrooms and family bathroom. Built-in airing cupboard to side. Further access to loft space above having been boarded out.

BEDROOM ONE

A well-proportioned main bedroom with an extensive range of fitted cupboards and views over the rear gardens. Door to:- .

ENSUITE

With frosted window to rear comprising of a bath, separate shower cubicle, low level wc and wash hand basin. Engineered wood flooring

BEDROOM TWO

A particularly spacious double bedroom with front aspect views.

BEDROOM THREE

Found to the rear of the property.

BEDROOM FOUR

Found to the front of the property enjoying elevated views to front

BATHROOM

Comprising of a shower cubicle, low level wc and wash hand basin.

Frosted window to rear.



Beatrix Potter Cottage
The Street
Long Stratton
Norwich
NR15 2XJ

www.whittleyparish.com
longstratton@whittleyparish.com
om
01508 531331

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