

DOVEDALE ROAD

# Tacolneston, Norwich NR16 1BS

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



A hand holding a smartphone. The screen shows the Starkings &amp; Watson virtual tour app. At the top, there is a 'Enter virtual tour' button. Below it, the company logo 'STARKINGS &amp; WATSON' is visible, along with the website address 'tarkingsandwatson.co.uk'. A QR code is positioned below the phone, and text to the right says 'SCAN HERE FOR A VIRTUAL TOUR'.

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# STARKINGS & WATSON

- Rural Village Setting
- Detached Bungalow
- Large Private Garden
- Hall Entrance with Storage
- Sitting Room & Conservatory
- Re-fitted Shower Room
- Two Bedrooms
- Garage & Tandem Driveway

### IN SUMMARY

This WELL-MAINTAINED detached BUNGALOW occupies a SOUGHT-AFTER village setting, with LARGE GARDENS, ample parking and a RE-FITTED SHOWER ROOM. With LIFE ON ONE LEVEL, the property offers a traditional layout, with a HALL ENTRANCE and storage leading to the 15' sitting room, with the FITTED KITCHEN adjacent. The TWO BEDROOMS face to the rear, with the SHOWER ROOM offering TILED WALLS and a RAINFALL SHOWER. A full width 19' CONSERVATORY spans across the rear, extending the living space and also creating an ideal DINING ROOM. To the outside, the GARDEN offers a NEWLY LAID PATIO, tree lined rear aspect, GARAGE and tandem driveway.

### SETTING THE SCENE

Heading into Dovedale Road, the property can be found on your right, with a large shingled front driveway with planted borders. A hard standing driveway offers tandem parking, leading to the garage and main property.

### THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring under foot, with two built-in storage cupboards and the loft access hatch. The first door on your right is the sitting room, a light and bright room with a picture window to front, and high-level window to side. With a modern electric storage heater, the room is finished with fitted carpet. Following the hall, the kitchen can then be found, fully fitted with wall and base level units, with space for appliances and white goods, whilst a side door leads out and a useful cupboard/pantry is built-in. The shower room has been re-fitted and have been fully tiled, whilst the three-piece suite includes a double shower with a twin head thermostatically controlled rainfall shower. Two bedrooms face to the rear, both are carpeted, and one leads into the conservatory. Extending to the full width of the bungalow, this versatile room is an extension to the living space with French doors onto the garden.

### THE GREAT OUTDOORS

The rear garden offers a tree lined back drop, with a main expanse of lawn, and newly laid patio - all enclosed within timber panelled fencing. Various planting can be found, with the patio becoming a pathway which leads to the garage and side access. The garage offers an up and over door to front, door to side.



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### 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 1BS

What3Words : ///suspended.expectant.spins

### VIRTUAL TOUR

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

**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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**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.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
771.93 ft<sup>2</sup>  
71.71 m<sup>2</sup>

