

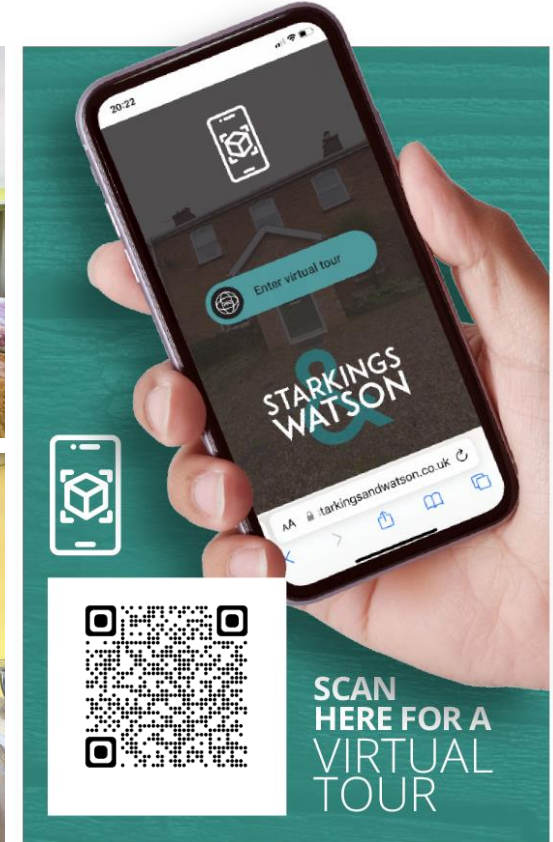
CHURCH ROAD

Tharston, Norwich NR15 2YG

Freehold | Energy Efficiency Rating : E

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Semi-Detached Cottage
- Over 3/4 Acre Plot (stms)
- Open Plan Living
- Sitting Area with Wood Burner
- Utility Room & Cloakroom
- Three Bedrooms
- Detached Log Cabin
- Gardens & Outbuildings

IN SUMMARY

Occupying a 0.78 ACRE PLOT (stms), this EXTENDED SEMI-DETACHED COTTAGE offers POTENTIAL to modernise and IMPROVE, capitalising on the FANTASTIC PLOT and POSITION the property enjoys. Located on the EDGE of the VILLAGE, the PLOT is PRIVATE and NON-OVERLOOKED. Having been RE-ROOFED in the last 5 years, SOLAR PANELS have been installed along with an AIR SOURCE HEATING SYSTEM, whilst close to 1000 Sq. ft (stms) of accommodation can be found within. A PORCH and HALL entrance leads to a 12' sitting room with a feature fire place, leading to the 16' DINING/FAMILY ROOM with a WOOD BURNER and OPEN PLAN aspect to the KITCHEN. A rear porch and hall also lead to a W.C, with a UTILITY ROOM completing the ground floor. Upstairs, THREE BEDROOMS lead off the landing, along with a FAMILY BATHROOM. To the outside, the GARDENS include a LOG CABIN, area of LAWN, working gardens, soft fruit and a HERB GARDEN.

SETTING THE SCENE

Set back front the road a large lawned frontage and an area of shingle provide ample parking and turning space. A variety of mature trees and shrubbery can be found along with a timber five bar gate which provides the perfect entrance to this countryside retreat. Access leads to the side of the property where the rear gardens can be found along with access at the front leading to the main entrance door.

THE GRAND TOUR

Heading in the front door a useful porch entrance can be found which in turn leads to the tiled entrance hall with stairs rising to the first floor. The current vendors have an area on the right hand side for coats and shoes whilst the electric fuse box can also be found to the side. Heading into the front reception room which would have originally been the main sitting room and now used as a multi-purpose dining and family space, a feature open fire can be found with a uPVC double glazed window to front offering views over the front garden. Leading through the property the main open plan living space and kitchen can be found beyond with tiled flooring running underfoot and two windows to the side which flood the room with great natural light. A feature fireplace is located to the left creating a main focal point to the room with an inside cast iron wood burner and pamment tiled hearth. The kitchen offers an extensive range of wall and base level units, whilst being ready for updating, there is ample room for a large breakfast table or central island. The useful utility room is located to the far end with space for laundry appliances and a storage cupboard whilst a rear lobby housing the water softener leads to the rear porch and useful ground floor cloakroom, again with tiled flooring. Heading back to the entrance hall the stairs lead up to the first floor landing with a window to the side offering great natural light and doors to all three bedrooms. The bedrooms are all formed in their unique style with various views across the land and open countryside, whilst the main bedroom includes a built-in double wardrobe. The family bathroom offers a three piece suite with storage under the sink and a feature heated towel rail, whilst the shower can be found over the bath.

THE GREAT OUTDOORS

Occupying a plot of 0.78 acres (stms) the gardens offer a wide variety of different sections which have been cultivated and planned over the years. Leaving the property via the



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



rear porch an area of grass can be found with relaxed boundaries including hedging and an open aspect to the front garden whilst tucked away to one side you will find a timber built log cabin with power and lighting and a covered veranda to front. Hedging and mature planted borders lead to both sides with a footpath running down the middle to the various seated areas and working gardens where a variety of soft fruits and apple trees can be found. Various outbuildings can be found throughout the garden along with a vegetable plot and herb garden.

OUT AND ABOUT

The popular South Norfolk village of Tharston is located adjacent to Long Stratton, which offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the south. The town offers a main line railway station serving London Liverpool Street.

FIND US

Postcode : NR15 2YG

What3Words : ///prank.shoving.bonnet

VIRTUAL TOUR

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

AGENTS NOTE

The property utilises an air source heating system and solar panels with a feed in tariff. A private septic tank is utilised by 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:



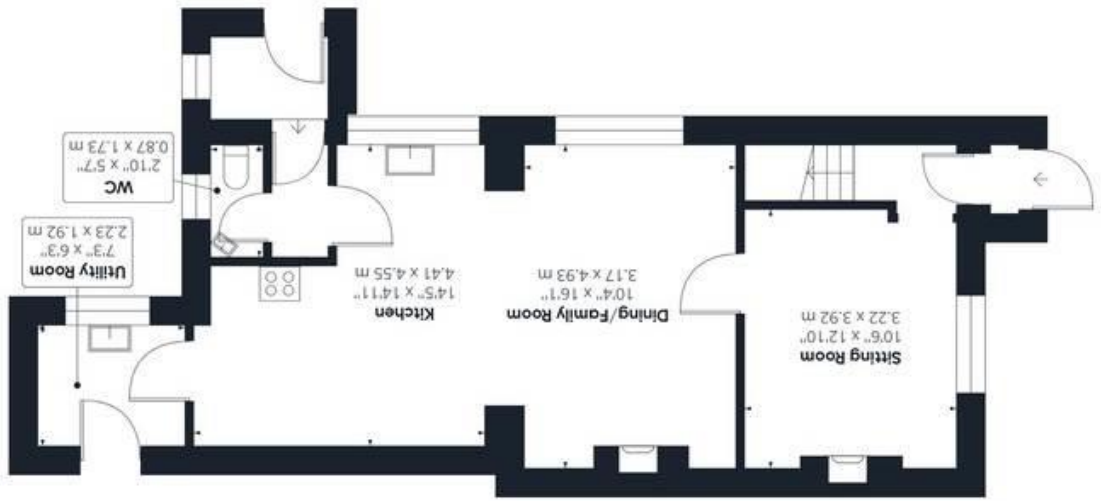
For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

Floor 1 Building 1



Ground Floor Building 1



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⁽¹⁾
 992.89 ft²
 92.24 m²

