



## The Granum Tinkers Lane, Reymerston

Guide Price £675,000



# The Granum Tinkers Lane

Reymerston, Norwich

GUIDE PRICE: £675,000 - £700,000. Discover the limitless possibilities that this impressive four-bedroom detached family home offers, enriched by the presence of a meticulously finished one-bedroom annexe named Laurel Cottage. With vaulted ceilings and captivating gable windows, the main house embraces modernity in its design, creating bright and airy spaces. Nestled in the tranquil open countryside, this residence strikes the perfect balance between a rural retreat and city connectivity, with Norwich just a short drive away. Enjoy scenic, nature filled walks on your doorstep. The annexe, finished to a high standard, unveils a world of potential - whether you would like to host guests, accommodating extended family, or providing an additional income as a holiday let. This property invites you to experience the best of both worlds in a setting that marries sophistication with rural charm.

Council Tax band: C

Tenure: Freehold







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Reymerston, Norwich

Nestled in the charming village of Reymerston, offering a picturesque countryside setting with convenient access to essential amenities. Within the village, you will find the Reymerston Village Hall, a hub for community events and gatherings. Just a short drive away, Dereham town awaits, providing a wealth of amenities and services. Dereham boasts a variety of supermarkets, including Tesco and Aldi, ensuring your grocery needs are well-catered for. Additionally, you will have easy access to medical facilities, including doctors and dentists. The property's location is further enhanced by its proximity to the A47, a major road that connects you to both Swaffham and Norwich, allowing for convenient commutes and access to a wider range of amenities and attractions in these bustling towns.

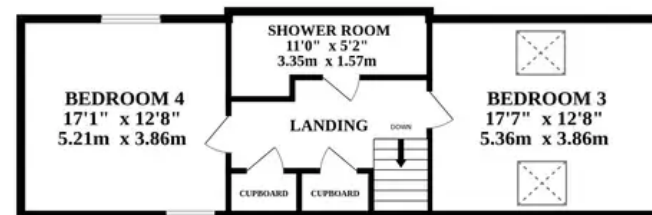
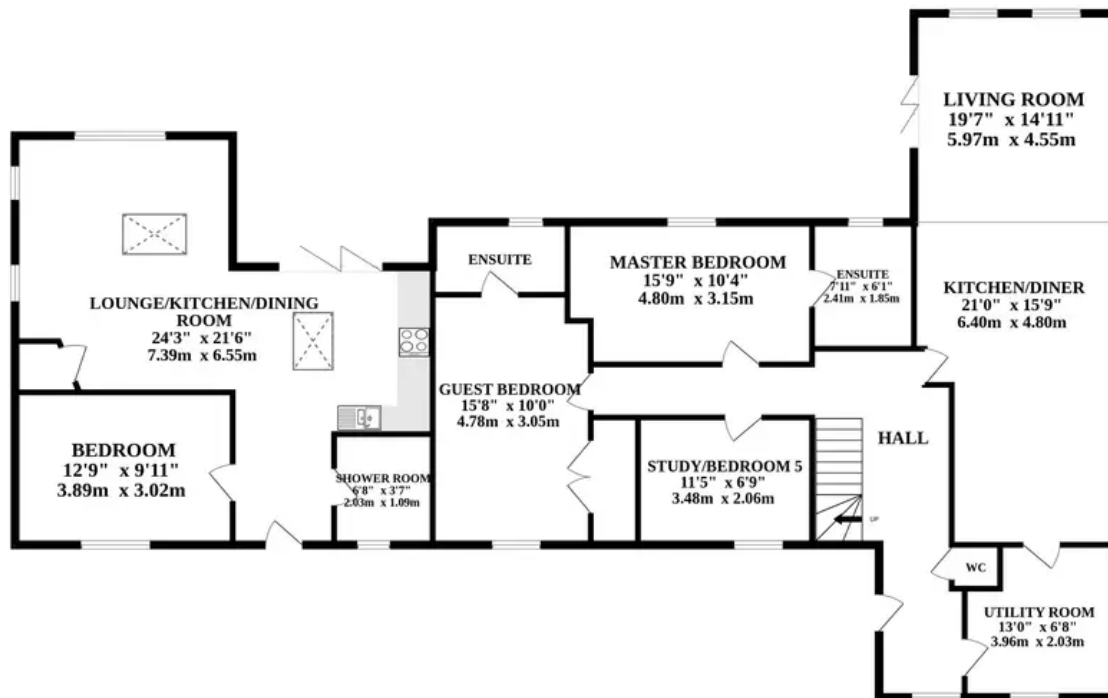
Experience the best of both worlds with this remarkable four-bedroom detached family home, accompanied by a one-bedroom annexe, all set within the breath-taking open countryside. Enjoy a peaceful retreat while staying seamlessly connected to amenities, with Norwich city centre just a short 25-minute drive away.

The main house boasts a stunning open-plan kitchen/diner/living area, perfect for family gatherings and entertaining. The triple-aspect lounge is a standout feature, with bifold doors leading to the decking, vaulted ceilings and two fabulous gable windows that flood the room with natural light and create an inviting space for relaxation. Four well-proportioned bedrooms await, two with stylish ensuite bathrooms, a study,



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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