

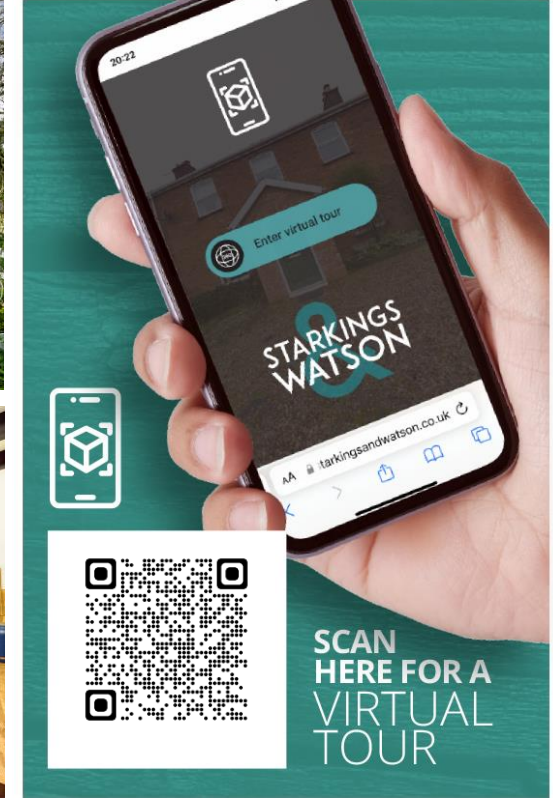
NORWICH ROAD

# Tacolneston, Norwich NR16 1BY

Freehold | Energy Efficiency Rating : E

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

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# STARKINGS & WATSON



- Detached Cottage
- Tucked Away Village Location
- Renovated Throughout
- Two Reception Rooms & Separate Kitchen
- Three Ample Bedrooms
- Utility, W/C & Renovated Bathroom
- Private Gardens To All Sides & Parking
- Detached Converted Garage & Separate Studio

## Studio

### IN SUMMARY

Located within the POPULAR village of TACOLNESTON down a PRIVATE & TUCKED AWAY track, well away from any roads and traffic you will find this STUNNING DETACHED PERIOD COTTAGE on 1/3 ACRE PLOT (STMS). The cottage has in recent years been extensively renovated offering extremely comfortable accommodation with a wealth of original CHARACTER FEATURES throughout. The accommodation measuring in excess of 1200 SQ FT (stms) comprises; porch entrance, w/c, sitting room with INGLENOOK and WOODBURNER, dining room, country style kitchen with walk in pantry and utility space completing the ground floor. On the first floor you will find THREE AMPLE DOUBLE BEDROOMS, a separate w/c and a stylish re-fitted bathroom. Externally there are private gardens to the front and side as well as courtyards to the rear. There is AMPLE DRIVEWAY PARKING, a converted single garage and a studio room as well as plenty of space to build a double garage is desired (stp).

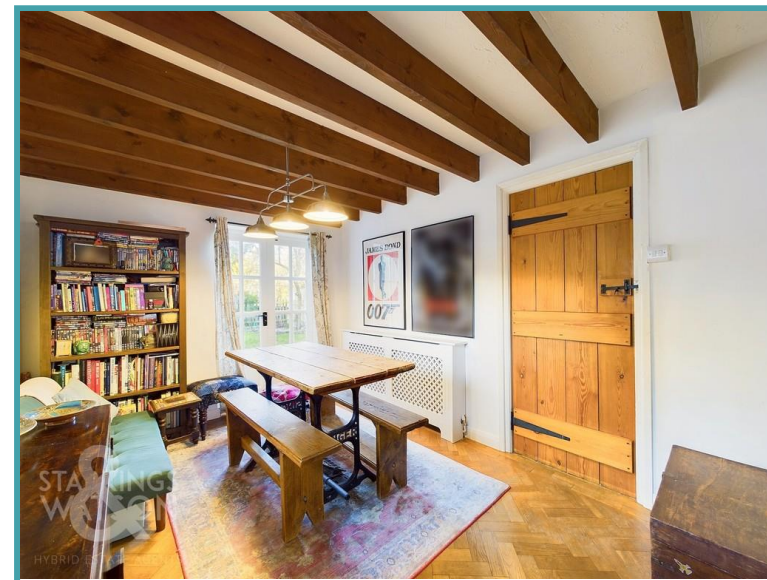
### SETTING THE SCENE

Opposing Cheney's Lane, the property is approached via a shared private track sign which can be found by our 'For Sale' sign. With vehicular right of access leading to the cottage and parking area. The shingled driveway can be

found on the other side of the track to the cottage with plenty of space for off road parking. There is also a large space suitable for a double garage to be built to the side of the driveway (stp). There is a current garage that has been converted into a studio room located to the front also. The garage has power and light and a woodburner with side door into the front garden. The cottage is accessed via a pedestrian gate with pathway leading to the main entrance door.

### THE GRAND TOUR

Entering the cottage via the main entrance door to front you will find a porch entrance with space for coats and shoes and a useful ground floor W.C. The porch gives access to the reception space and inner hallway. The main reception space is split into two rooms which are semi open plan to one another - dining and sitting. The room has wood flooring, exposed beams and double doors onto the garden. A step up leads to the sitting room with a large inglenook fireplace housing a woodburner as well as exposed beams. This leads through to the inner hallway with stairs to the first floor landing and understairs cupboard. The country style kitchen has been sympathetically renovated and offers a wonderful large walk in larder cupboard with space for the fridge. The kitchen features a range of shaker style units with wooden worktops over as well as space for an oven, exposed beams and pamment tiled flooring. The kitchen leads into the utility room with counter units and space for white goods including an integrated dishwasher. There is then a door to the rear courtyard. Heading up to the first floor landing you will find a separate W.C straight ahead and a double bedroom to the right with exposed timbers and a dual aspect to front and side. The main bedroom can be found to the rear of the cottage with wooden flooring and feature exposed beams. Heading down the corridor you will find built in storage cupboard and a stylish bathroom with high end fitments and rainfall shower over the bath. There is



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also the final third bedroom adjacent to the bathroom. Externally located off the rear courtyard you will find a converted outhouse currently used as a hair studio with running water, electricity and a small kitchenette with counter storage and space for white goods. The property benefits from replaced double glazing and oil fired central heating.

#### THE GREAT OUTDOORS

The majority of the garden can be found to the front of the cottage which is laid to lawn alongside paved patio and mature planting. The front garden is enclosed with fencing and leads to a secluded shingled area to the side. There are further mature lawned gardens beyond the shingled parking area with greenhouse and plenty of space for the family to enjoy. Beyond the cottage to the rear is a private and secluded paved courtyard providing another space for table and chairs and ideal for outside entertaining. This leads to the converted studio.

#### 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 1BY

What3Words : ///allows.dialect.brink

#### VIRTUAL TOUR

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

#### AGENTS NOTE

Buyers are advised that the cottage is in part of clay lump construction. The shared track used to access the cottage is owned by one of the neighbours with legal right of access to pass over. The services include mains water and drainage and electricity with oil fired central heating.

**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:

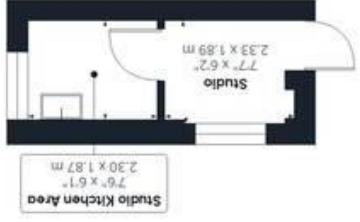


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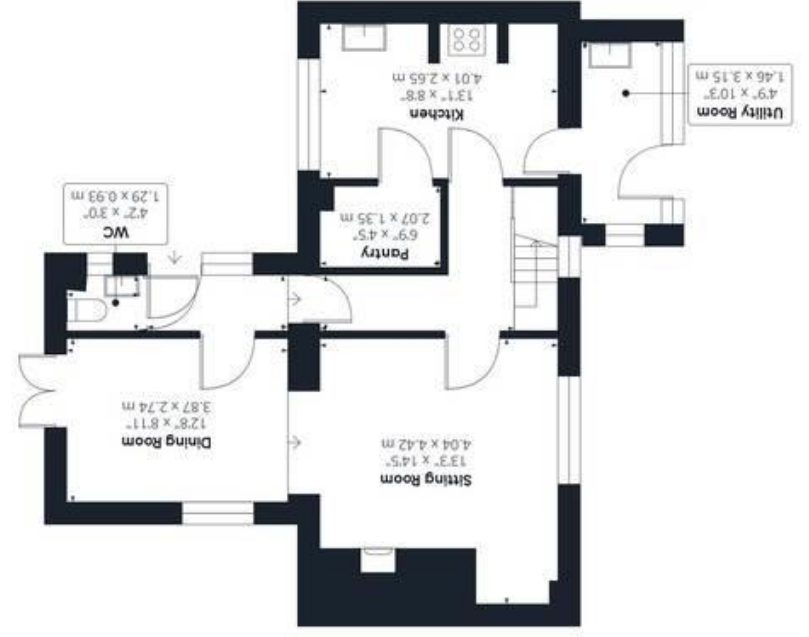
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Ground Floor Building 2



Ground Floor Building 1



Floor 1 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.

Excluding balconies and terraces

Approximate total area™  
1220.91 ft²  
113.43 m²

