



KETTS

LODGE ROAD, TIVETSHALL ST MARGARET, NR15 2AZ



A superbly positioned and updated chalet style house with rural views, excellent garden and planning permission to extend.

The property is an established detached chalet style house that has been completely updated by the current vendors and offers light and well presented accommodation. It is located in a convenient semi-rural location and is afforded delightful field views to the front. The vendor have obtained planning permission for a substantial 2 storey extension to the rear.

The driveway is to the side of the house and continues to the rear. The vendors have erected a five bar gate to section off the drive but it offers parking for several vehicles. The established front garden is bordered by mature hedging and a path leads to the front door. There is a spacious double aspect sitting room to one side of the hall and to the other side is a shower room and useful utility room. The kitchen is to the rear and fitted with a range of wall and base units. A door leads to the conservatory which is currently used as a dining room. From here a door leads to the integral garage which offers huge potential for conversion to further accommodation. On the first floor are two spacious double bedrooms

both with delightful rural views.

The garden is laid principally to lawn and there is a large shed to the rear. The vendors have created a patio area to one side for alfresco entertaining.

LOCATION

Tivetshall St Margaret is a popular village with good road links to Norwich and Diss and includes its own Primary School. There is a Public House, which is very popular, a Post Office, Village Hall and Local groups. The market town of Diss is 6.6 miles away and offers excellent amenities including schools, three supermarkets, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street).

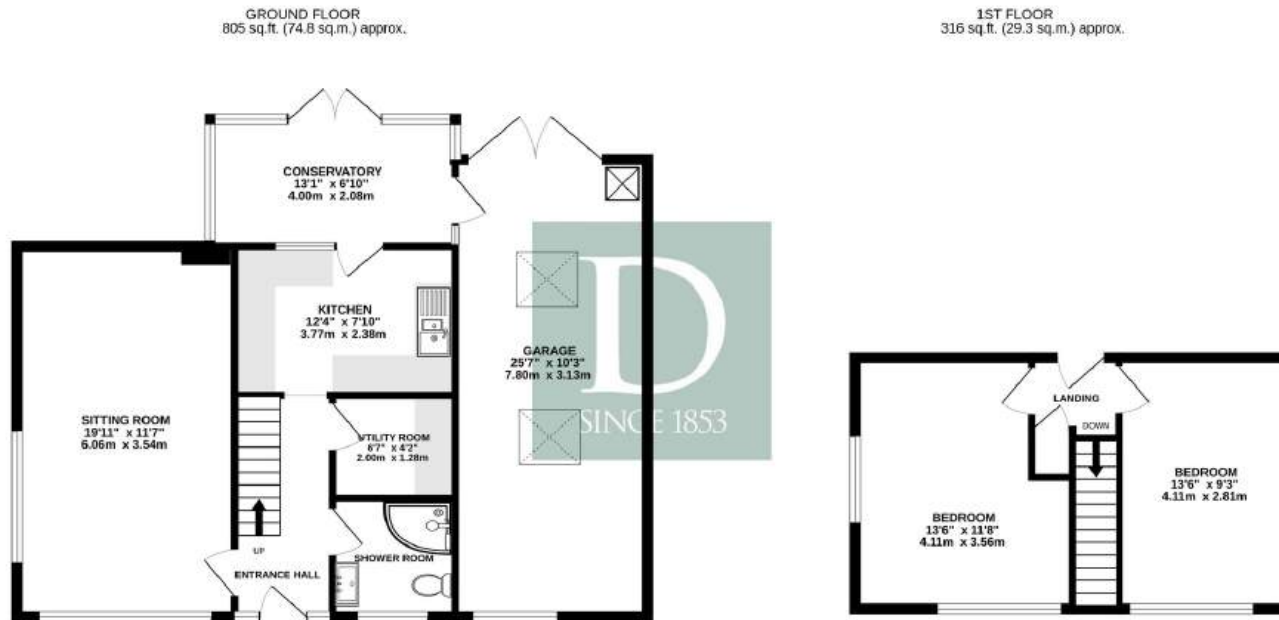
SERVICES

Oil fired central heating. Mains electrics, water and drainage. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order)





FLOOR PLAN



TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

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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LOCAL AUTHORITY

South Norfolk District Council
Council Tax Band C

ENERGY PERFORMANCE

E Rating

VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

building consultancy

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

AGENT'S NOTE

The property has planning permission for a two storey rear extension and single storey garage under reference 2023/1106 with South Norfolk

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IMPORTANT NOTICE

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