

MILL ROAD

Tivetshall St. Margaret, Norwich NR15 2BH

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY

A hand holding a smartphone displaying the Starkings & Watson virtual tour app interface. The screen shows a QR code, a button to 'Enter virtual tour', and the company logo. The URL 'starkingsandwatson.co.uk' is visible at the bottom of the screen.

QR Code to be added when available.

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- Detached Bungalow With No Chain!
- Unique 'Potten' Build
- Spacious Internal Footprint
- Sitting Room With Feature Fireplace
- Separate Dining Room & Renovated Kitchen
- Two Double Bedrooms
- Two Bathrooms & Utility
- Private Gardens, Large Driveway & Garage

IN SUMMARY

Offered with NO CHAIN, this DETACHED 'Potten' built BUNGALOW is presented in EXCELLENT ORDER throughout and offers a spacious footprint with particularly generous rooms and ample storage throughout. The internal layout comprises; hallway entrance, main family bathroom, TWO DOUBLE BEDROOMS with the master benefiting from built in wardrobes and an EN-SUITE WET ROOM. There is an impressive main sitting room with STUNNING INGLENOOK FIREPLACE, separate dining room and a well presented modern kitchen with separate utility. Externally you will find a private rear garden having been landscaped as well as EXPANSIVE SHINGLED DRIVEWAY providing plenty of DRIVEWAY PARKING for multiple vehicles. This in turn leads to the DETACHED GARAGE to the side. The property is found down a private road TUCKED AWAY offering peace and quiet within a popular rural village location.

SETTING THE SCENE

Accessed via a shared private road off Mill Road you will find a large shingled driveway to the front

providing plenty of driveway parking for multiple vehicles with the main entrance door to the front. To the side you will find a detached single garage with up and over door as well as power and light and plenty of space for storage. There is access on both sides of the bungalow to the rear garden. There is also 3 outdoor perimeter lights by front door to the front.

THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming entrance hallway with a large coats and shoes cupboard and wood effect flooring. The first room to the left is the main family bathroom with a w/c, hand wash basin, bidet and bath with shower over. Adjacent is the second double bedroom with a dual aspect to front and side. The master bedroom can be found next with two built in cupboards ideal for clothes storage as well as a large en-suite wet room. Off the main hallway you will find the dining room which is positioned between both the kitchen and sitting room. The dining room provides plenty of space for furnishings as well as a view of the garden. There is a timber arch leading through to the sitting room with a very impressive fireplace housing the woodburner as well as doors onto the rear garden. The modern kitchen is well fitted with a range of wall and base units with quartz worktops over. You will find double integrated eye level oven and microwave as well as induction hob and fridge/freezer with space for a dishwasher. Beyond is the separate utility room with a range of further storage units as well as space for white goods and a boiler cupboard. There is also access to the rear garden from the utility.



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THE GREAT OUTDOORS

The private enclosed rear garden has been recently landscaped and offers large shingled patio with plenty of space for outside entertaining. There is also a lawned section as well as timber fencing enclosing the garden. You will also find the oil tank and rear access to the detached garage.

OUT & ABOUT

The property sits within the centre of the village of Tivetshall St Margaret with walking facilities, and is located approximately 3 miles south-west of Long Stratton which has a variety of everyday amenities and schooling. The rural village provides excellent 'bus services' to Diss and Norwich where main line rail connections are available.

FIND US

Postcode : NR15 2BH

What3Words : ///spaces.juggled.hurray

VIRTUAL TOUR

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

AGENTS NOTE

Buyer are advised of the following details; The property benefits from mains electricity, water and drainage with central heating provided by oil. The access is a via a shared private roadway. The property is a renowned 'Potten' built timber framed dwelling with brick surround.

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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area¹
1164.56 ft²
108.19 m²

