



The Street, Tivetshall St. Mary, Norwich, NR15 2BT

Guide Price £325,000 to £350,000



01508 531331

www.whittleyparish.com

Property Features

- Outstanding Rural Views
- Sought after village
- Single Garage
- No onward chain
- x3 bedrooms
- Extensive Off road parking
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Enjoying an individual position, the property is set back off a small country lane backing onto open rural countryside giving most pleasing far reaching views. The attractive and sought after village of Tivetshall St Mary lies in the rural but yet not isolated location lying some seven miles to the north of Diss and some fifteen or so miles south of Norwich. The village is within close proximity to many other well served villages including the Pulhams and Dickleburgh, which both offer an extensive range of good local amenities including public houses, convenience store, doctor's surgery and schooling. Within the historic market town of Diss there is the benefit of a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a detached three bedroom bungalow built of traditional brick and block construction under an interlocking tiled roof with UPVC double glazed windows and doors whilst being heated by a oil fired boiler (installed 2021) via radiators. The accommodation comprises of three bedrooms, a replaced bathroom, kitchen/diner, lounge and garden room.

Externally a five bar gate gives access to a shingle driveway with extensive off road parking for at least eight vehicles leading to the single garage. To the rear the gardens enjoy stunning views over the rural countryside with a large patio area giving excellent space for alfresco dining. A range of trees, plants and shrubs give plenty colour in the summer months. Summer house with power. Concrete pad giving perfect space for a shed or greenhouse. All enclosed by panel and picket fencing.



ENTRANCE HALL

Space for shoes and coats. Doors to three bedrooms, bathroom and kitchen/diner. Storage cupboard.

BEDROOM ONE

A spacious double bedroom with views to the front.

BEDROOM TWO

Again found to the front of the property and being another spacious double bedroom.

BEDROOM THREE

With built in mirrored wardrobes and loft hatch giving access to part boarded loft with drop down ladder.

BATHROOM

Replaced bathroom with walk in shower cubicle, low level W/C, hand wash basin set upon vanity unit and heated towel rail.

KITCHEN/DINER

A range of wall and floor storage units and worktops. Space for electric oven and large fridge freezer. Plumbing for washing machine and dishwasher. Stainless steel sink drainer and mixer tap. Larder cupboard to side. Access to Lounge and Garden Room.

LOUNGE

A bright and spacious lounge with double aspect windows, fireplace and woodburner, and ample space for dining table and chairs.

GARDEN ROOM

Offering itself for a number of different purposes with views over the rear garden and far reaching countryside views.

OUR REF: LO975



Beatrix Potter Cottage
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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