



I Manor Farm Bungalow
Diss Road
Tibenham
NR16 1QF

Guide Price: £600,000





- Detached, modern family home
- Immaculately presented
- 4 bedrooms (flexibility with use of rooms)
- Norfolk countryside views
- Air Source heat pump
- Build around 3 years ago
- Stylish kitchen with spotlights and AEG Oven and hob
- Beautifully landscaped garden

Location

Tibenham is a rural, South Norfolk village located 6 miles to the north of Diss. The village is well supported by neighbour villages, such as New Buckenham and Bunwell, whilst the small town of Long Stratton is also close by and benefits from a good range of amenities including shops, supermarket, public houses and take away's. Diss is the nearest larger town and as you would expect, caters for a wider range of needs, including primary and secondary school, as well as useful transport links, such as main line railway station into Norwich, Ipswich and London Liverpool Street.





The Property

Modern detached family home built around 3 years ago. The property is neutrally decorated and offers immaculate accommodation throughout. The stand out 'social' kitchen / diner is a lovely, bright space with crisp spot lights, number of fitted units and range of built-in appliances alongside an AEG oven and hob. The living room has a cylindrical wood burning stove, French doors stepping out onto the stunning, sunny garden and has a window to side which frames a beautiful countryside view. A ground floor bedroom supports the remaining three double bedrooms on the first floor, with bedroom 1 having an en-suite shower room.

Outside

A large driveway to front can cater for a number of vehicles, with the detached garage and its electric roller door allowing further secure parking or storage space. The rear garden is a delight; landscaped with various flowers and shrubs bordering a well-kept lawn. The paved patio provides an ideal place to BBQ, dine, or simply relax and enjoy to afternoon sunshine. Beyond the left side and rear boundary is far reaching countryside (The Tas Valley).

Services

Mains electricity, water are connected. Air source heat pump. Private drainage.

How to get there – What3words:

What3words: ///graph.exposes.lavished

Viewing

Strictly by appointment with TW Gaze.

Tenure: Freehold

Council Tax Band: D


Ref: 2/19546/RM

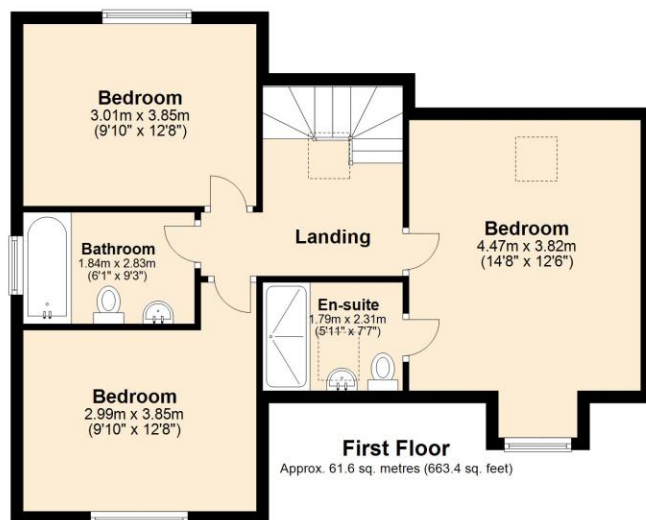
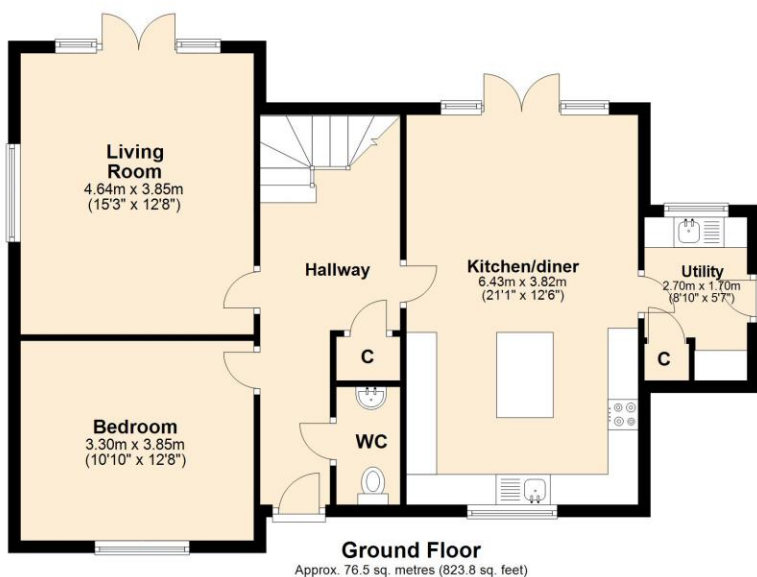
Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

For illustrative purposes only. NOT TO SCALE.
This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.

10 Market Hill
Diss
Norfolk IP22 4WJ
t: 01379 651 931

33 Market Street
Wymondham
Norfolk NR18 0AJ
t: 01953 423 188

prop@twgaze.co.uk
www.twgaze.co.uk

