



35, The Fields,
Tacolneston,
Norwich,
NR16 1DG

Guide Price: £500,000





- Quiet cul de sac location
- Siding on to open fields
- Four bedrooms
- Stylish Modern re fitted kitchen
- Large lounge with Woodburner
- Modern family bathroom with modern roll top bath
- En suite shower room with luxury finish
- Study/home office and separate playroom
- Double garage an off road parking
- Private garden

Location

Tacolneston, a village just 11 miles south of Norwich on the B1113. There are local amenities in Tacolneston, including the 'Jolly Farmer' public house, 'The Pelican' guest house and chinese take away. Neighbouring Mulbarton and Long Stratton offer other useful 'day to day' facilities. The well served market town of Wymondham is within easy reach, offering a range of restaurants, cafe's and shopping facilities. The area also benefits from excellent schooling, with Wymondham High and the 'outstanding' Ofsted rated Fornsett St Peter Primary and Wymondham College close by. There are various transport links to Norwich, Cambridge and London direct via the A11 and train stations at Wymondham, Diss and Attleborough.





The Property

This executive four-bedroom detached home offers a generous lounge with its charming wood burner, creating a cosy ambiance perfect for relaxing with family. The modern kitchen has been meticulously refitted and includes a central island, making it both a functional and stylish space fully equipped with built in appliances. The kitchen seamlessly integrates with a separate dining area, ideal for entertaining guests. Additionally, the ground floor boasts a versatile study or home office, a playroom for the little ones, and a bright conservatory. A recently refurbished ground floor W.C. adds to the practicality of the space. The first floor is dedicated to comfort and style. The main bedroom is a luxurious retreat, featuring built-in wardrobes and a contemporary newly fitted ensuite shower room. Three further well-proportioned bedrooms provide ample space for family or guests. The refitted family bathroom on this floor is modern and well-appointed, ensuring comfort for everyone. This property is an ideal family home, offering a harmonious blend of stylish interiors and practical features in a sought-after location.

Outside

Step outside to discover a private, enclosed garden that offers a large newly laid patio area perfect for alfresco dining and entertaining. The well-maintained lawn provides ample space for outdoor activities.

The garden borders onto picturesque open fields, adding a sense of tranquillity and space. This property is an ideal family home, offering a harmonious blend of stylish interiors and practical features in a sought-after location. To the front of the property there is a driveway providing of road parking and access to the double garage with electric roller doors.

Services

Mains electricity, mains water, mains drains and oil central heating

How to get there:

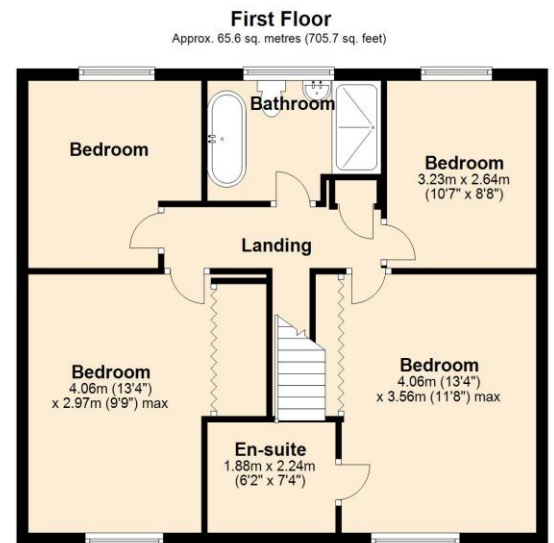
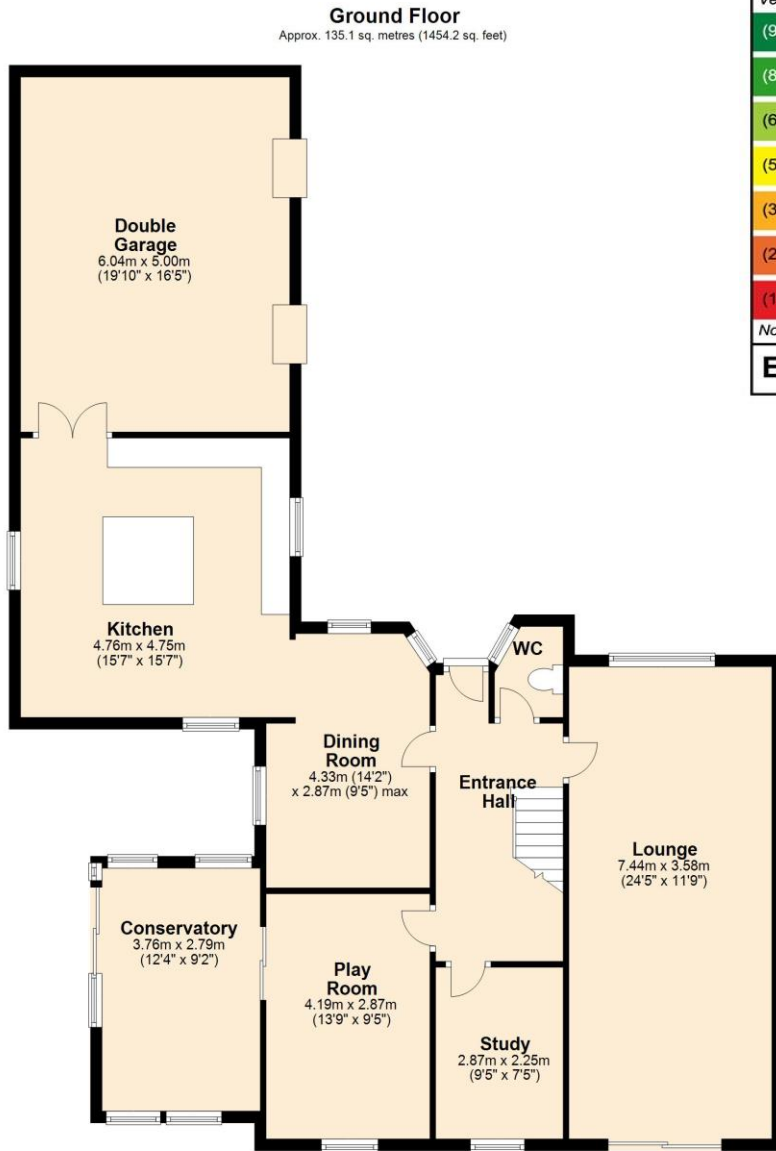
Patrol.sized.craft

Viewing

Strictly by appointment with TW Gaze

Tenure: Freehold

Ref: 2/19656



Total area: approx. 200.7 sq. metres (2159.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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

rural@twgaze.co.uk
www.twgaze.co.uk

