



3 Norwich Road
Tacolneston
NR16 1DJ

twgaze



Guide Price £625,000



- Attractive detached residence, thought to date back to the 1800's
- Flexible ground floor, ideal for a substantial annex/multi-generational living
- Over 2,400 sq.ft of accommodation
- Established lawns with fruit trees and vegetable garden
- Private quadrangle courtyard with bristrol/BBQ area
- Solar panels which help towards lowering energy bills
- Double length, secure garage/workshop, with further garage behind.
- Driveway catering for several vehicles
- Series of important improvements carried out during the sellers' ownership
- Non-estate village position

Location

Found within a non-estate position, the property lies in Tacolneston, a South Norfolk village approximately 11 miles south of Norwich. Local amenities include a C of E primary school and The Pelican Guesthouse, with nearby Mulbarton and Long Stratton providing a wider range of everyday facilities. The well-served market town of Wymondham is also within easy reach, offering a good selection of shops, supermarkets, cafés, pubs and leisure facilities, together with schooling at Wymondham High Academy and Wymondham College. For those travelling further afield, the A11 provides convenient road links towards Norwich and Cambridge, while railway stations at Wymondham, Attleborough and Diss connect to the wider rail network, including services towards London.



The Property

This attractive detached residence, understood to have once been a village dairy, is thought to date back to the 1800s and offers generous, well-proportioned accommodation with a particularly versatile layout, well suited to larger families or those looking to accommodate multiple generations under one roof.

The main part of the property, built predominantly of clay lump, has benefitted from extensive remedial work during the sellers' ownership, including the careful restoration of various walls using breathable lime render, to name just one of a series of important improvements.

Behind the traditional brick front façade, the accommodation follows a more conventional arrangement, with three reception rooms positioned towards the front of the house. These comprise a comfortable living room, separate study/home office and dining room, the latter opening into a well-appointed kitchen. Beyond is a useful utility room and WC. Features typical of the period can be found throughout this part of the house, including fireplaces and replacement sash windows, helping to retain its character while remaining practical for everyday living.

A central entrance hallway and staircase rise to a light and spacious first floor landing, from which there are three double bedrooms and a generously proportioned family bathroom.

A substantial single-storey section provides further flexible accommodation, with excellent potential for use as an annexe. Importantly, this remains connected to the main house, allowing the different areas to flow naturally together and work equally well as part of the wider family home. At its heart is a particularly generous rear lounge/games room, complemented by a boot room for storage, utility room, together with one or two double bedrooms depending upon requirements and a supporting shower room. One of the bedrooms is currently used as a gym and is particularly appealing, with a vaulted ceiling adding character and a great sense of space.

Taken as a whole, the property offers considerable flexibility, whether for multi-generational living, visiting family, working from home or simply providing additional living and recreational space.

Outside

The property is approached through a post and rail gated entrance, opening onto a generous driveway providing parking for several vehicles. Adjoining the side of the house is a pitched, oak framed cart lodge, opening to a double length garage/workshop with power and lighting.

The gardens extend predominantly to the side and rear of the house, with established lawns complemented by a variety of mature trees and shrubs which provide an attractive sense of maturity and enclosure. A particularly appealing feature is the private quadrangle courtyard, where well-stocked borders sit alongside a pergola-covered bistro and BBQ area, creating a sheltered setting perfect for outdoor dining and entertaining

during the warmer months. The garden continues around to the rear, where several fruit trees can be found together with a picket-fenced vegetable garden incorporating raised beds and a greenhouse. Beyond a trellis lies a further garage which is useful for garden storage, completing what is a practical external area, with plenty to appeal to those with an interest in gardening and growing their own produce.

Services:

Mains electricity with supporting Solar panels which help to lowering energy bills. Mains water and drainage are connected. Oil fired central heating

How to get there:

What3words: celebrate.stun.film

Viewing: By appointment with TW Gaze

Freehold

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

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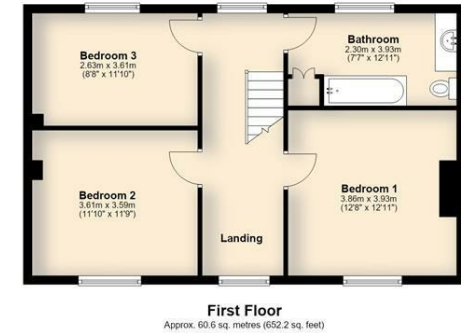
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Total area: approx. 225.6 sq. metres (2428.6 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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