



Whittley Parish

Lammas Road, Tasburgh, Norwich, NR15 1NZ

Asking Price Of £260,000



01508 531331

www.whittleyparish.com

Property Features

- Generous accommodation
- Impressive family kitchen/diner
- Two reception rooms and study area
- Large rear garden
- Garage
- Walking distance of local school
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.

Full Description

Well located within this popular Norfolk village lying only eight miles to the south of Norwich and well within commuting distance to the centre of the city. The village of Tasburgh has proved to be a desirable location over the years and has the benefit of a strong and active local community. The village is made up of Upper Tasburgh and Lower Tasburgh, with the majority of Lower Tasburgh containing attractive period buildings from the early days of the village being established. Upper Tasburgh consists of more modern construction properties and has a lovely feel within. There is the benefit of schooling, a public house with restaurant and a fine church within the village. Further extensive day to day amenities and facilities can be found within the village of Long Stratton lying just two miles to the south along the A140.

The property comprises of a four bedroom link detached house having been built in the mid 1970's and is located within the sought after village of Tasburgh close to the exceptionally good local primary school. Internally the generously proportioned accommodation is well laid out and the recent addition of an open plan kitchen/diner enhances the versatile living space. To the first floor there are four bedrooms and a family bathroom and the property further benefits from oil fired central heating and upvc windows and doors.

Externally to the front of the property there is shingled driveway providing parking for up to two vehicles leading to the linked single garage with power and lighting. The rear gardens are mainly laid to lawn with mature trees bordering and being fully enclosed by panelled fencing offering a good degree of privacy within. There is a large patio area running across the width of the property creating an excellent space for alfresco dining.



ENTRANCE HALLWAY

Accessed via a woodgrain effect upvc door to front, ceramic tiled floor and doors through to lounge, utility room and:-

SHOWER ROOM

Three piece suite in white comprising shower cubicle with glass door and Triton shower set within, handwash basin set upon a vanity unit and low level w.c.

UTILITY ROOM 15' 1" x 8' 6" (4.61m x 2.61m)

Formerly the kitchen this converted space now offers generous storage facilities, work surface with space for under counter appliances, space for an American fridge/freezer, hanging space for coats, cupboard housing the floor mounted oil fired central heating boiler, polished porcelain tiled flooring and opening through to:-

KITCHEN/DINER 17' 10" x 10' 7" (5.44m x 3.25m)

Extended in 2016 to provide an impressive family kitchen/diner this room is at the very heart of the family home. The dining area has ample space for an eight seater table and chairs, oak effect laminate flooring, French doors give access to the patio and garden beyond. The kitchen area is fitted with an extensive range of oak wall and base units with granite effect work surfaces over, stainless steel single drainer sink unit with mixer tap, rear aspect window, range style oven with stainless steel splash back and extractor fan over, continued polished porcelain tiled floor from the utility area.

SECOND SITTING ROOM 11' 1" x 9' 4" (3.40m x 2.85m)

Accessed via the Dining area and with continued oak effect laminate flooring, tv point and archway to:-

STUDY AREA 9' 4" x 3' 10" (2.85m x 1.18m)

Built in desk area and ample shelving, double timber and glazed doors to:-

SITTING ROOM 13' 3" x 11' 10" (4.06m x 3.62m)

Front aspect window, tv point, newly fitted carpet.

FIRST FLOOR LANDING

Side aspect window, access to loft space, doors to all bedrooms, family bathroom and airing cupboard housing the hot water cylinder.

BATHROOM 7' 0" x 6' 0" (2.15m x 1.85m)

Three piece suite in white comprising panelled bath with shower over, glass shower screen, pedestal hand wash basin, low level w.c, heated towel rail, side aspect obscured window.

BEDROOM ONE 14' 2" x 8' 7" (4.32m x 2.62m)

Front aspect bay style window, built in wardrobe cupboards.

BEDROOM TWO 15' 3" max x 8' 7" (4.65m max x 2.62m)

Rear aspect window, laminate floor, built in desk area and shelving.

BEDROOM THREE 10' 4" x 9' 1" (3.15m x 2.77m) maximum

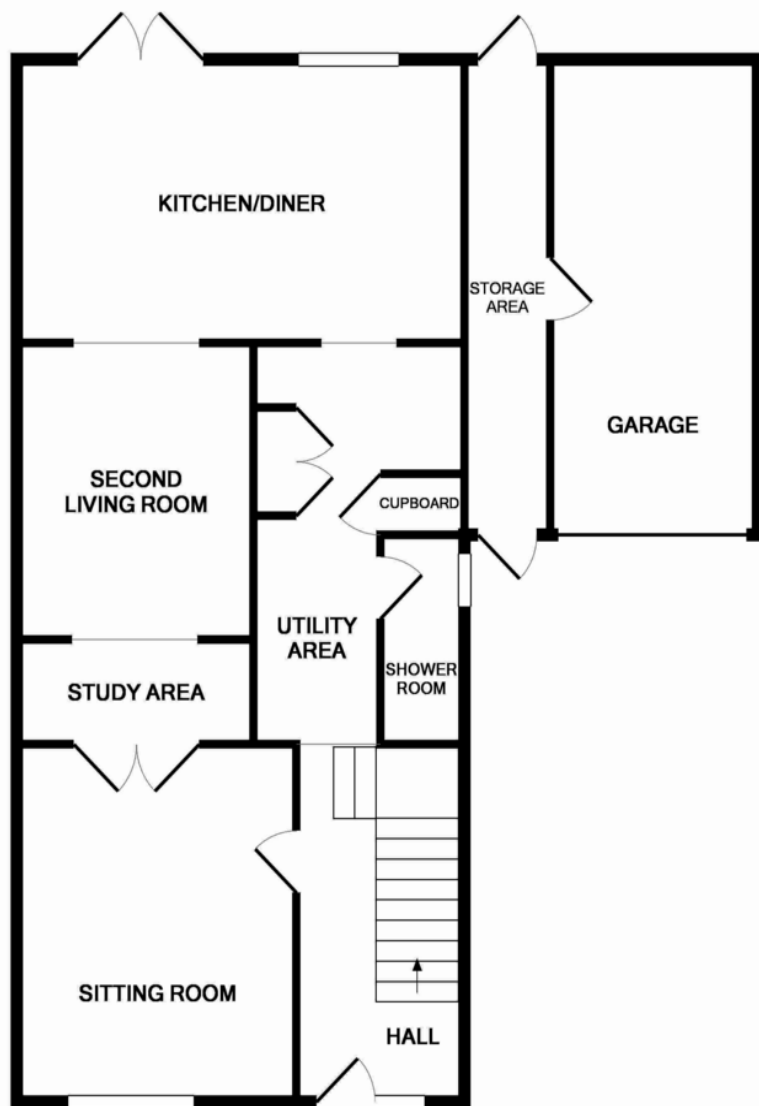
Raised stairwell area with cabin bed built upon and storage cupboards underneath, front aspect bay style window, laminate floor.

BEDROOM FOUR 9' 8" max x 9' 1" (2.97m max x 2.77m)

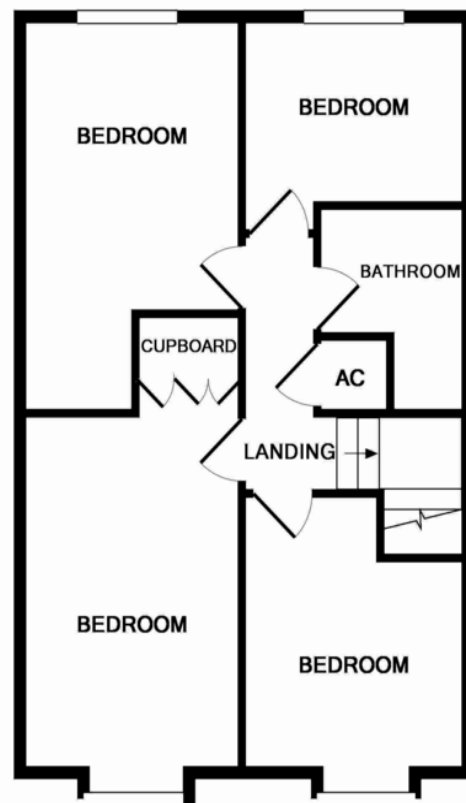
Rear aspect window.

OUR REF: LO591





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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