



50 Norwich Road, Tacolneston

Guide Price £450,000 - £475,000

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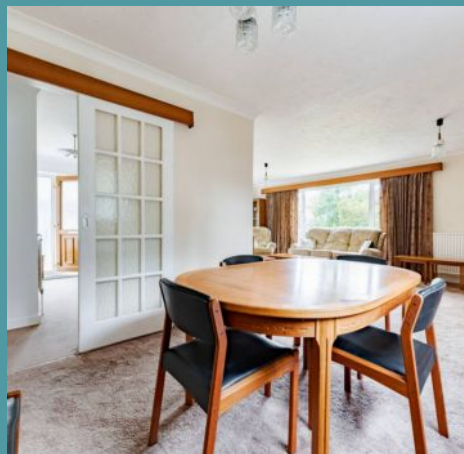
Tacolneston, Norwich

Guide Price £450,000 - £475,000. Set in a quiet village location, this spacious four-bedroom detached home sits on approximately a third of an acre, offering an excellent balance of indoor and outdoor living. The well-designed layout includes a large L-shaped lounge/dining area, a bright kitchen/breakfast room, a separate utility, and both a ground-floor shower room and first-floor family bathroom. The generous rear garden is beautifully established with mature trees, shrubs, and a vast lawn, while the front provides ample parking on a brick-weaved driveway. A standout feature is the 32'9" x 9'6" double-length garage and workshop, complete with power, lighting, and water, offering excellent potential for conversion (STP). With no onward chain, this well-maintained home is ready for its next chapter.

The Location

Tacolneston is a village and civil parish in the South Norfolk District of Norfolk with a range of amenities such as shops, village pub, picturesque walking routes and schooling nearby. Great connections to Norwich which is the popular medieval city and the heart of East Anglia.

The city provides lively night life, cultural and social activities as well as a great shopping experience such as the Castle Quarter and Chantry Place. State, faith and independent schools for all age groups, local independent shopping facilities, supermarkets, public houses, and a range of parks are all within a close range. Also, within close proximity to the University of East Anglia and the Norfolk and Norwich University Hospital.





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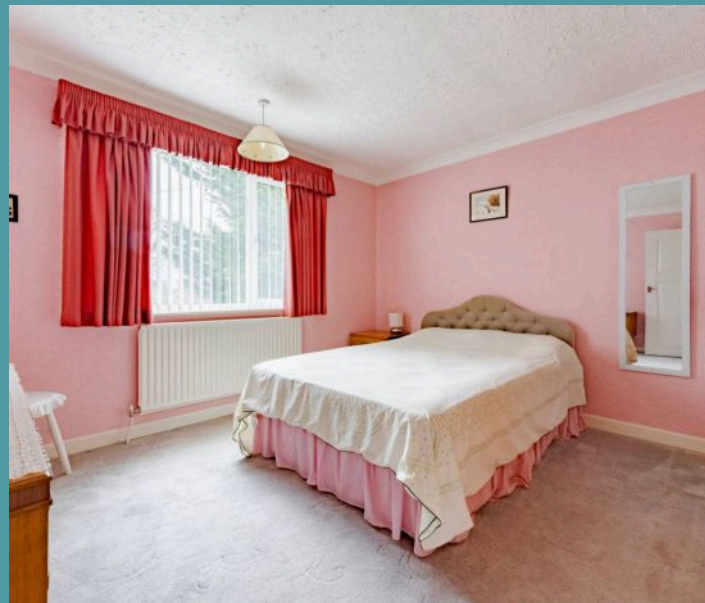
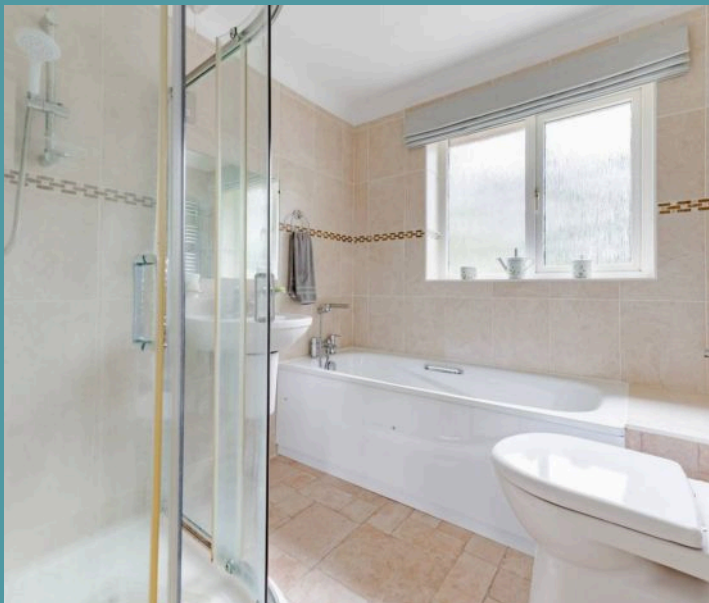
Tacolneston, Norwich

Norwich Road

Positioned in the sought-after village of Tacolneston, this generously proportioned four-bedroom detached home offers a rare opportunity for those seeking both space and potential. Sitting on approximately a third of an acre, this well-maintained property provides an excellent balance of indoor and outdoor living, making it ideal for families or those looking to add their own modern touch. With no onward chain, it's ready for its next chapter.

The property boasts an expansive layout, featuring four well-sized double bedrooms on the first floor, all offering plenty of natural light and storage potential. A family bathroom completes the upper level, ensuring convenience for a busy household. On the ground floor, the spacious L-shaped lounge and dining area provide a fantastic space for entertaining, with dual-aspect windows enhancing the sense of openness.

Adjacent to this is a dining space, a bright and airy space overlooking the rear garden—perfect for relaxing throughout the seasons. The kitchen/breakfast room offers ample worktop and storage space, alongside a separate utility room for additional practicality. A ground-floor shower room and a dedicated boiler room complete the living space, ensuring functionality for family life.





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Outside, the home is set well back from the road, with a brick-weaved driveway providing ample parking for multiple vehicles.

A neatly maintained lawn at the front enhances the property's curb appeal, while the rear garden is —a large, established space with mature trees, shrubs, and an extensive lawn area, offering plenty of room for children to play, gardening enthusiasts to enjoy, or for future landscaping ideas.

A major asset is the impressive 32'9" x 9'6" double-length garage and workshop, fitted with power, lighting, and water. Whether used for storage, hobbies, or as a potential conversion into an annexe or studio (subject to planning), it provides an incredible amount of flexible space.

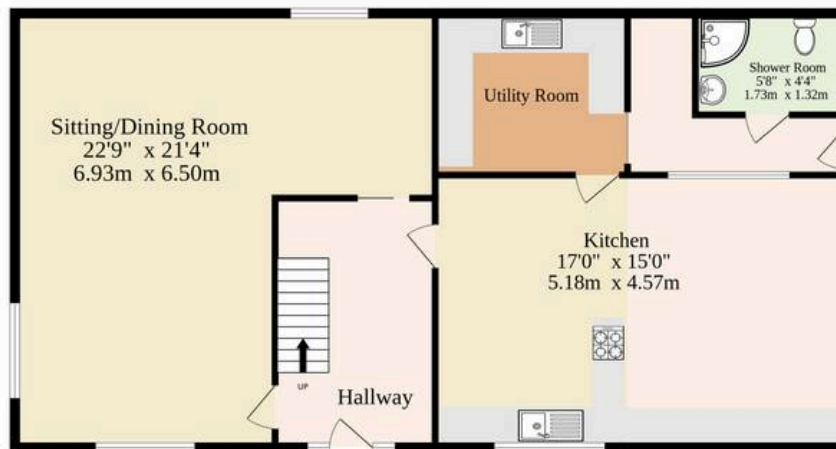
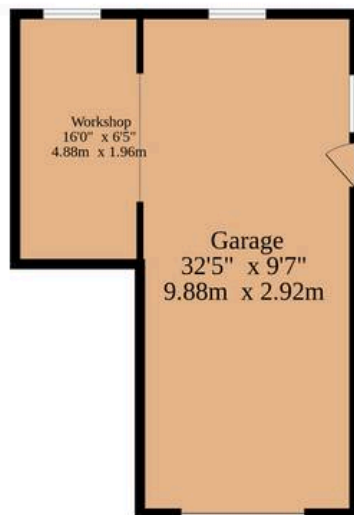
Agents Note

Sold Freehold

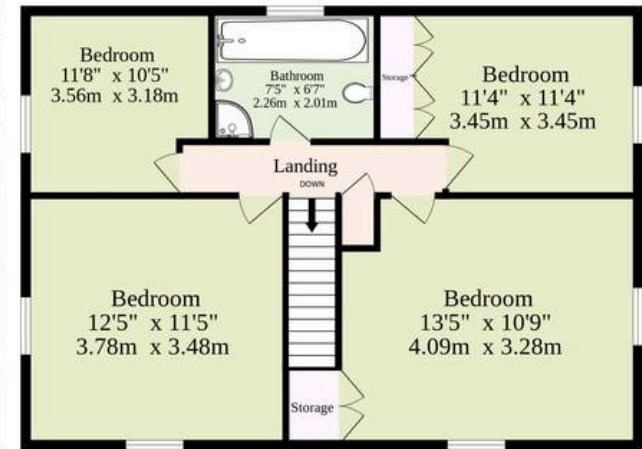
Connected to oil-fired heating - alongside remaining mains services



Ground Floor
1355 sq.ft. (125.9 sq.m.) approx.



1st Floor
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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