



8 Moulton Road, Tivetshall St. Margaret
£425,000

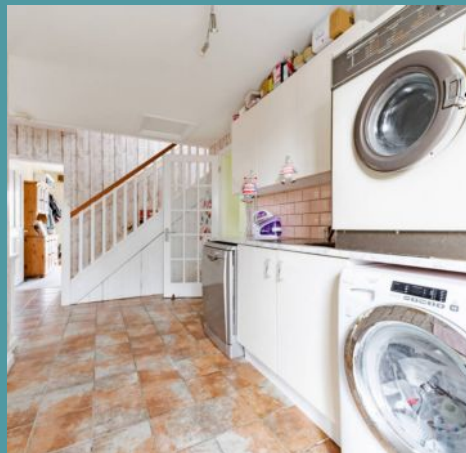
8 Moulton Road

Tivetshall St. Margaret, Norwich

Originally constructed in 1948 to serve as workers' accommodation for the esteemed Simpsons Malt, this property has since undergone a series of thoughtful extensions and upgrades, resulting in a beautiful family home. Set in the quaint village of Tivetshall St. Margaret, the setting is quiet and peaceful with rural countryside fields that surround the residence. The interior accommodates a variety of lifestyle needs, highlighting an open-plan kitchen/breakfast room, a spacious sitting room, the option for 6 bedrooms, one master bedroom with a dressing room and an en-suite, a family bathroom and a wet room. Externally, you will find an expansive garden with two Dutch-style storage sheds and a large driveway. Don't miss the chance to acquire this home and experience all it has to offer.

Location

Tivetshall St Margaret is a charming village located in the county of Norfolk. Situated in the South Norfolk district, it is set amidst the rural countryside. The village is just a few miles to the southeast of the town of Diss, which provides good transport links, including a railway station with connections to Norwich and London. Tivetshall St Margaret is surrounded by scenic fields and woodland, making it a perfect destination for those seeking a quiet and peaceful atmosphere. The village itself is small, with a close-knit community, and is known for its traditional rural charm. It also enjoys easy access to both the Norfolk Broads and the beautiful Suffolk coastline, enhancing its appeal as a quiet yet well-connected location.



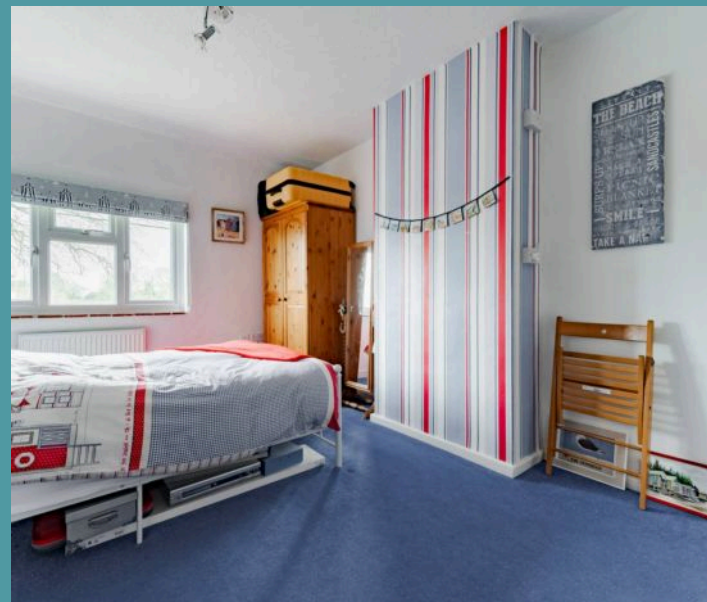
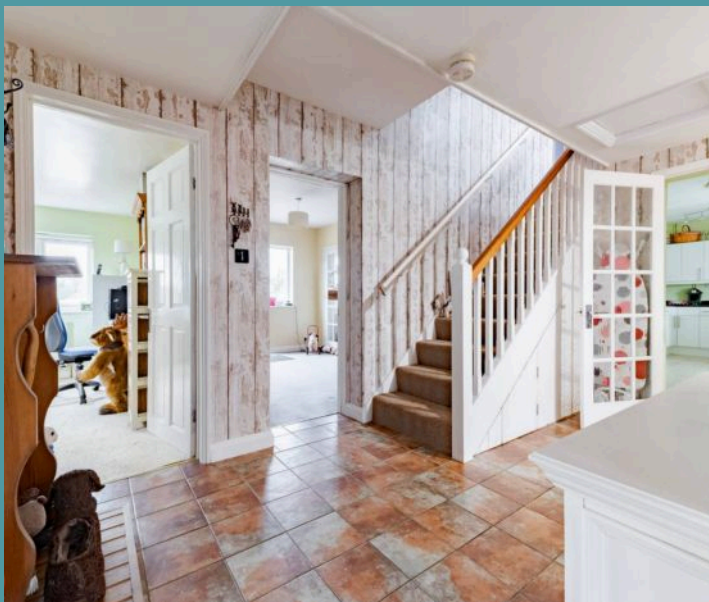


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Envisioned as a perfect family home, this extended and improved residence offers a flexible layout that can adapt to your own preferences and style. A large reception hall greets you, leading into the inner hallway. Immediately capturing your attention is the open-plan kitchen/breakfast room, that serves at the heart of the home. Well-equipped with quality fixtures and fittings, including a range of wall and base units, integrated appliances and storage space, to enhance your cooking experience. With plenty of space for a dining set-up, to encourage intimate family gatherings and socialising with loved ones. A functional utility room creates additional storage space and designated areas for your laundry essentials.

Benefiting from ample amount of reception space, the sitting room invites relaxation and entertaining, accentuated by a brick-built fireplace with an inset wood burner. Adjacent, is a study/home office that is suitable for someone looking to work or run their business from home. The versatile bedroom is currently used as a reading room, however has the option to be a playroom, snug or accommodation if required.





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With the potential for six bedrooms, the property offers ample space for multi-generational living or a large family. The master suite flaunts a dressing room and a private en-suite, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share access to a family bathroom and a ground floor wet room, ensuring that every resident's needs are catered to with ease.

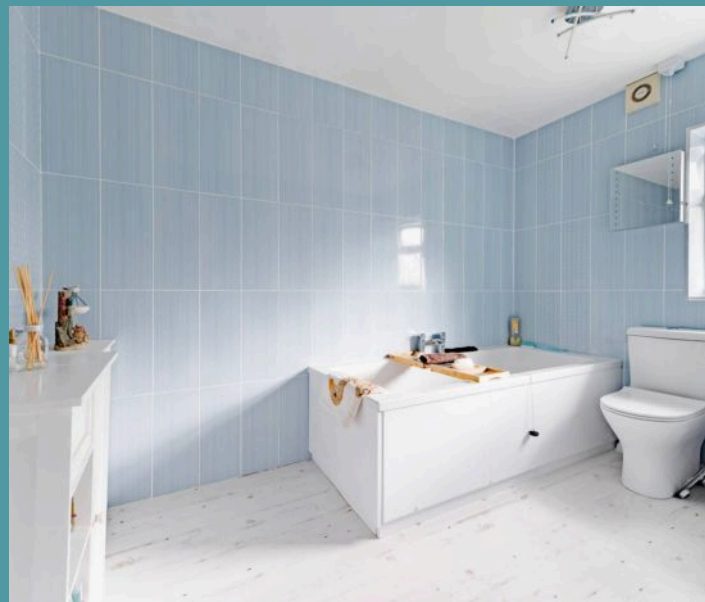
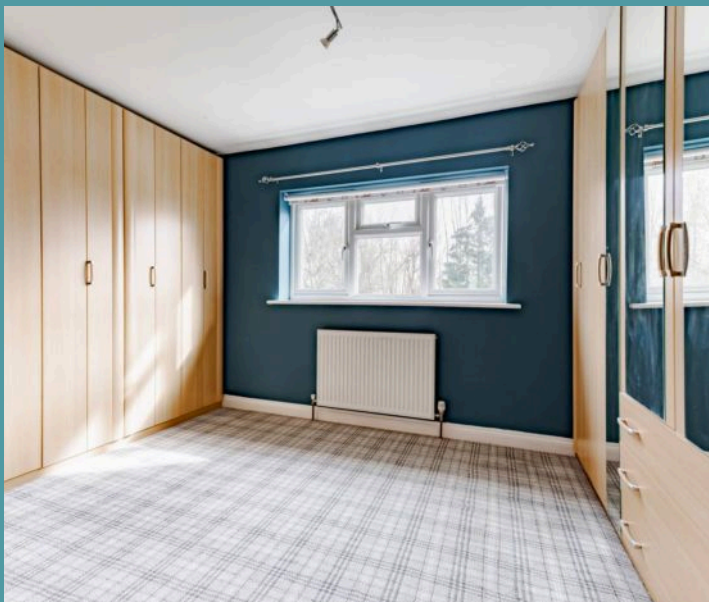
Beyond the confines of this exceptional home, is the generous size garden that offers endless possibilities for outdoor activities and enjoyment. It is predominantly laid to lawn, with a large patio area for your outdoor seating arrangements. Two Dutch-style storage sheds offer practical solutions for garden storage needs, one with power and light. There is an outside tap and useful external double sockets throughout. To the front of the property, an extensive paved driveway provides convenient off-road parking for multiple vehicles, with exterior lighting that is controlled by dusk to dawn sensors.

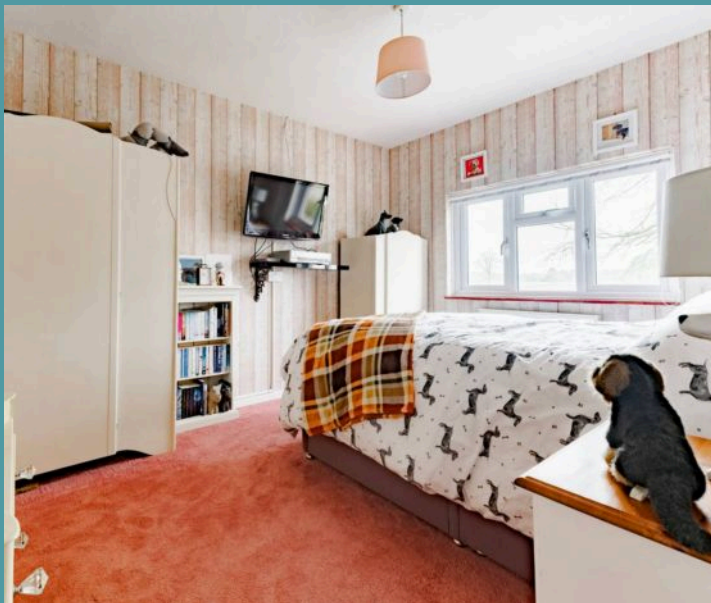
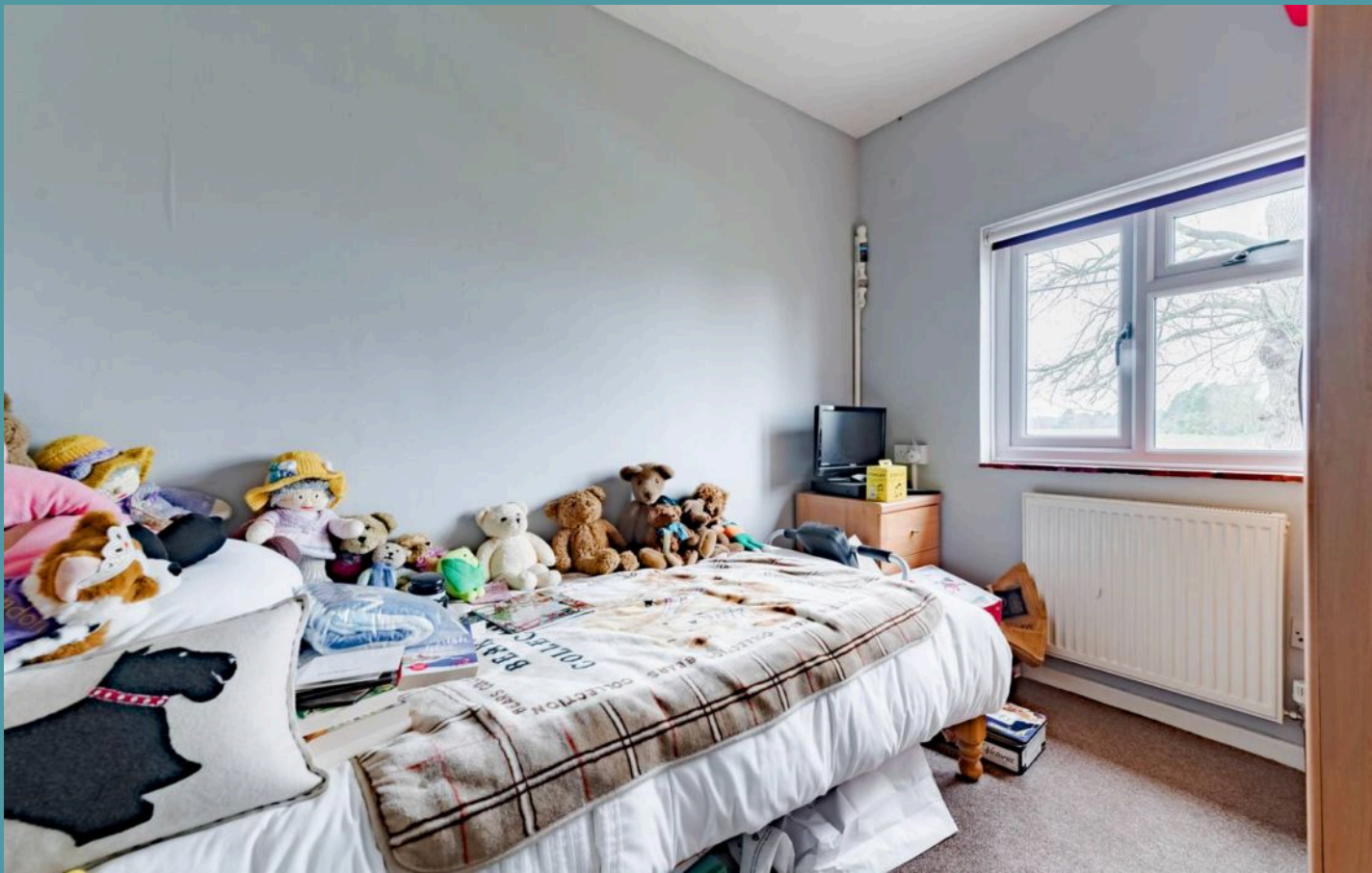
Agents notes

We understand that this proeprty is freehold. Connected to mains water, electricity and drainage.

Heating system - Oil fired central heating.

Council tax band: D





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Tivetshall St. Margaret, Norwich

- Originally built in 1948 as workers' accommodation for Simpsons Malt, this semi-detached residence has been extended and improved over the years
- Beautiful family home, with spacious and flexible accommodation ideal for multi-generational living or those that work from home
- Open-plan kitchen/breakfast room, equipped with quality fixtures and fittings, with French doors and a functional utility room
- Light-filled sitting room inviting relaxation and entertaining, accentuated by a brick-built fireplace with inset wood burner
- A total of six bedrooms, two located on the ground floor, with the versatility to be a home office or playroom
- Master suite flaunts a dressing room and a private en-suite, whilst the remaining bedrooms share a family bathroom and a ground floor wet room
- Generous size garden offering endless possibilities for outdoor activities and enjoyment, with two Dutch-style storage sheds
- Rural countryside views of the front of the residence, with a paved driveway providing ample off-road parking
- Set within the quaint village of Tivetshall St. Margaret, close to local shops, bus routes and scenic walks

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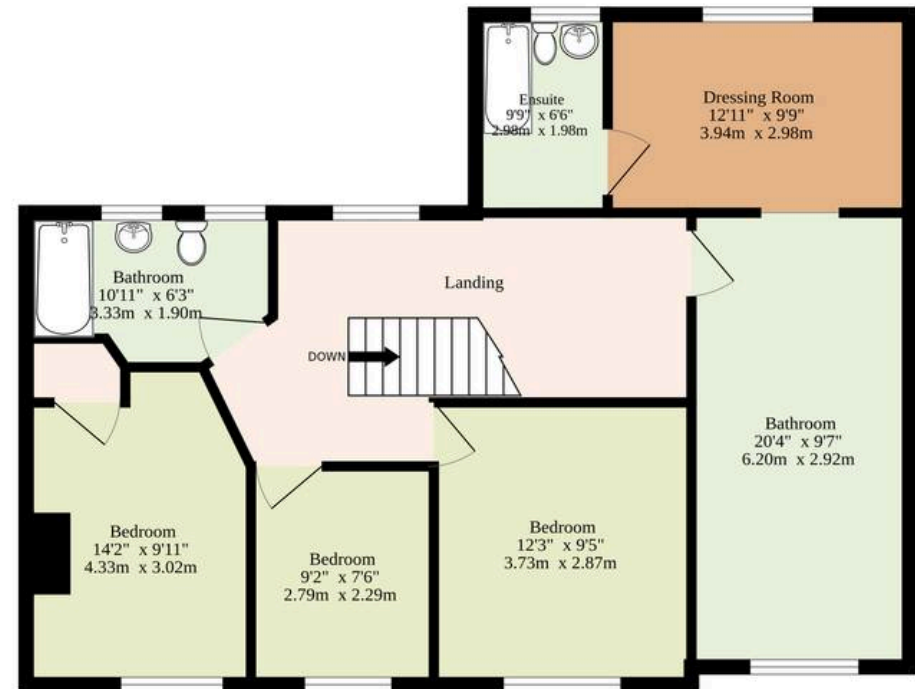
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Ground Floor
1100 sq.ft. (102.2 sq.m.) approx.



1st Floor
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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