



20 Manor Close, Tunstead - NR12 8EP

£350,000 Freehold

Customise without compromise on plot, space and potential with this immaculately maintained three-bedroom bungalow in the heart of Tunstead. Offering generous proportions throughout, this home sits on a fantastic plot, providing scope to extend (STPP) while still retaining a substantial garden. The versatile layout includes three double bedrooms, with the third featuring sliding doors into the large conservatory, making it versatile. A dual-aspect sitting room with a log burner creates a bright yet cosy focal point, while the well-sized kitchen presents a great foundation for a stylish update. Outside, the expansive rear garden boasts a vast lawn, mature trees, a shed and a garage with front and rear access, all complemented by off-road parking in this sought-after Norfolk village.

Council Tax band: C

Tenure: Freehold

The Location

Placed in the picturesque Norfolk countryside, 20 Manor Close is set within the small and welcoming village of Tunstead, just a short distance from the popular riverside town of Wroxham. Tunstead itself offers a close-knit community feel, complete with a village hall and the well-loved Horse and Groom pub—perfect for a hearty meal or a relaxed drink. Nearby, Wroxham Barns provides a fantastic family day out with local crafts, farm attractions and seasonal events.

A short drive away, Wroxham serves as the gateway to the stunning Norfolk Broads, where boat hire, waterside walks, and scenic views are all at your fingertips. The town is also home to a wide range of amenities, including the renowned Roys of Wroxham—an independent department store covering everything from groceries to clothing—alongside Roys DIY and other essential services.



With easy access to the Northern Distributor Road (NDR) and key transport routes, this location strikes the perfect balance between peaceful village living and convenient connections to Norwich, the coast, and beyond.

Sold Freehold

AI-enhanced staging in select areas to highlight the home's potential

Connected to LPG gas - alongside remaining mains services



Manor Close, Tunstead

This beautifully maintained three-bedroom bungalow sits on a fantastic plot in the sought-after village of Tunstead, offering both space and opportunity in abundance. With scope to extend (STPP) while still retaining a generous garden, this home is perfect for those looking to customise without compromise. Immaculately kept throughout, it presents a move-in-ready option with excellent proportions and a welcoming feel.

Inside, the layout flows effortlessly, with all three bedrooms being doubles. The third bedroom enjoys a prime position within the home, featuring sliding doors into the large conservatory—an ideal spot for entertaining or unwinding with views of the garden.

Thanks to its flexible positioning, this room could also serve as a dedicated dining area or home office, adapting to suit your needs. Two of the bedrooms benefit from built-in storage, while the up-to-date three-piece bathroom offers modern sanitaryware and designed self-care storage.

The dual-aspect sitting room is bathed in natural light and centered around a charming log burner—bringing warmth and a touch of modern luxury to the space. The kitchen provides ample room and functionality, with potential for a stylish update to suit contemporary tastes. While an upgrade could enhance its aesthetic, the space is already well-sized and practical, making it an excellent foundation for personalisation.

Outside, the rear plot is truly a highlight. A vast, lawn stretches out, framed by mature trees and greenery, creating a private and picturesque setting. The addition of a shed, outbuilding, and a garage with both front and rear access adds to the practicality of the space. Off-road parking completes the package, making this an excellent choice for those seeking a home that is both immaculately maintained and full of potential in a charming Norfolk village.

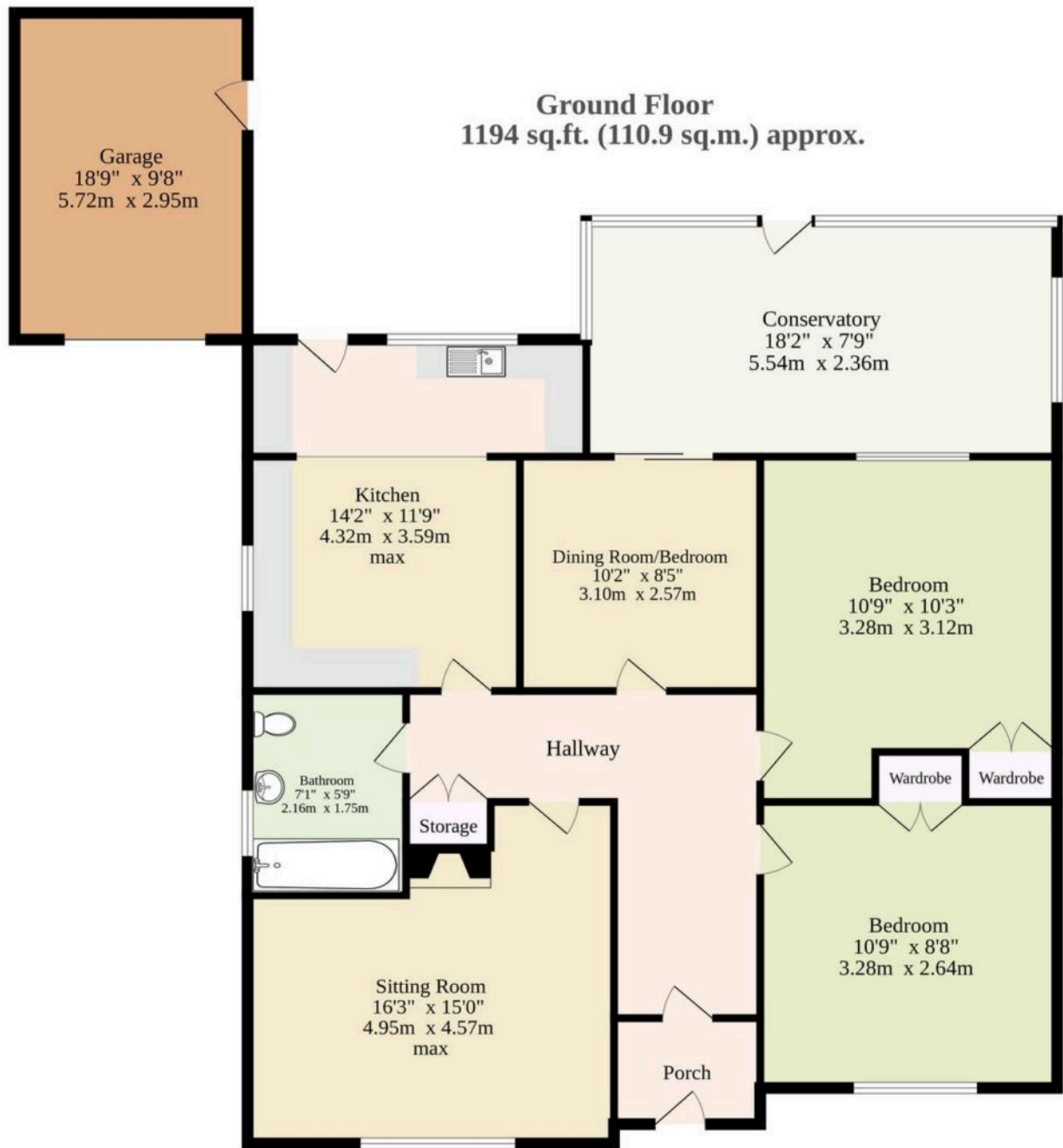
Agents Note

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TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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