



1 Manor Farm Bungalow Diss Road, Tibenham



# 1 Manor Farm Bungalow Diss Road

Norwich

Ever-changing beauty of the Norfolk countryside lies right on your doorstep in this exceptional modern home in Tibenham. Completed in 2021, this four-bedroom property combines elegant design with peaceful rural living. The striking red brick and monochrome exterior is complemented by sleek, high-spec interiors and thoughtfully designed spaces throughout. Generous living areas include a serene dual-aspect sitting room, a contemporary kitchen-diner and a practical utility room. The gardens wrap around the home, offering panoramic views, wildlife, and multiple seating areas for year-round enjoyment. With excellent local connections, charming village amenities, and a private setting surrounded by open fields, this home is the perfect countryside retreat.



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## The Location

Placed in the heart of rural Norfolk, the village of Tibenham offers the perfect balance between countryside and modern convenience. Surrounded by open fields and peaceful lanes, the area is ideal for those who enjoy walking, cycling, and immersing themselves in nature—with an abundance of public footpaths and scenic routes right on the doorstep.

Despite its peaceful setting, Tibenham is exceptionally well-connected. The A140 is just a short drive away, providing swift access to nearby market towns and the cathedral city of Norwich, which is just fifteen miles away and offers a rich array of shopping, dining, arts, and cultural attractions.

The nearby town of Diss offers a mainline railway station with direct services to Norwich, Ipswich, and London Liverpool Street—making it a practical choice for commuters or those seeking city connections. Local amenities can be found in Attleborough, Wymondham, Long Stratton, and Diss, all of which provide a range of independent shops, supermarkets, cafes, and essential services.

Within Tibenham itself, residents enjoy a strong community spirit supported by a large village hall, children's play area, regular events, and a historic church. The village also boasts a fully renovated public house within walking distance of the property, offering a welcoming spot to relax and socialise. This is a location that celebrates rural living while keeping everything you need within easy reach.







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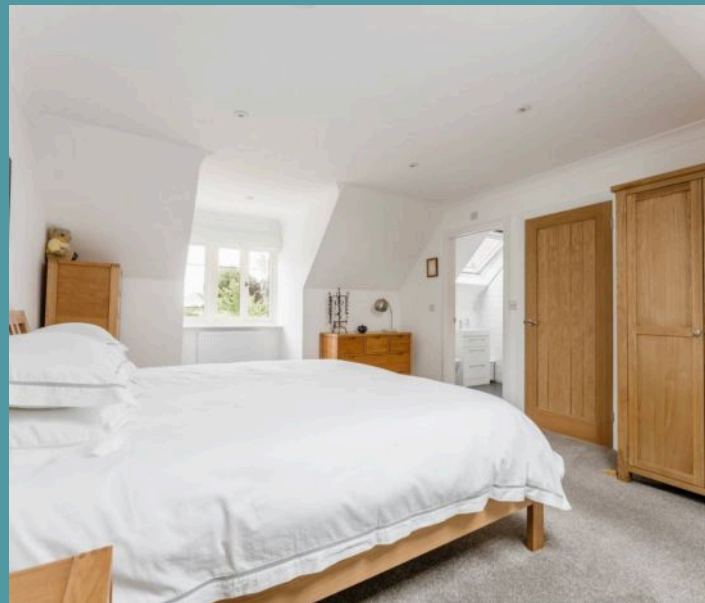
Norwich

### Manor Farm Bungalow, Diss Road

Set within the village of Tibenham, this exceptional modern home serves captivating views and a wonderfully private setting. Completed in 2021, the home blends classic red brick with monochrome cladding, creating a bold and elegant exterior. Surrounded by open fields and Norfolk's gently rolling landscape, this is a place where countryside living meets contemporary design.

Approached by an extensive gravelled driveway, the property boasts plentiful parking and a detached single garage. Mature hedgerows and trees line the perimeter, enhancing the feeling of seclusion and peace. A stone pathway leads to the entrance, where a spacious hallway opens into the heart of the home, complete with built-in storage and a convenient cloakroom.

Inside, the living spaces are beautifully arranged to embrace natural light and the sweeping rural outlooks. The sitting room is particularly serene—dual-aspect with large windows and patio doors that frame the views across meadows and distant fields. A newly installed wood burner adds warmth and ambiance, making this an inviting space year-round.







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The kitchen-diner is a masterclass in modern style—sleek, symmetrical and thoughtfully appointed. High-spec appliances including double AEG ovens, chrome fixtures and solid worktops elevate both form and function. A separate utility room mirrors the kitchen's design, maintaining a cohesive aesthetic and offering practical workspace. Accommodation is flexible and well-planned. One double bedroom is located on the ground floor, ideal for guests or single-level living. Upstairs, three further bedrooms are bright and spacious, each one styled with care and offering dreamy rural views. The master bedroom features a well-appointed en suite shower room, while the family bathroom is smartly finished in a modern palette.

Outside, the garden is a haven of calm and countryside charm. A large patio wraps around the home, offering multiple spots to unwind or entertain. Low fencing to the rear ensures uninterrupted views of the surrounding landscape, where wildlife is abundant and nature feels ever-present. This plot offers a rare connection to the countryside—sunlight filtering through the trees, the distant rustle of fields, and wide skies that turn golden in the evenings. With multiple seating areas, the garden lends itself to outdoor living, each corner offering a different perspective on this remarkable rural setting.

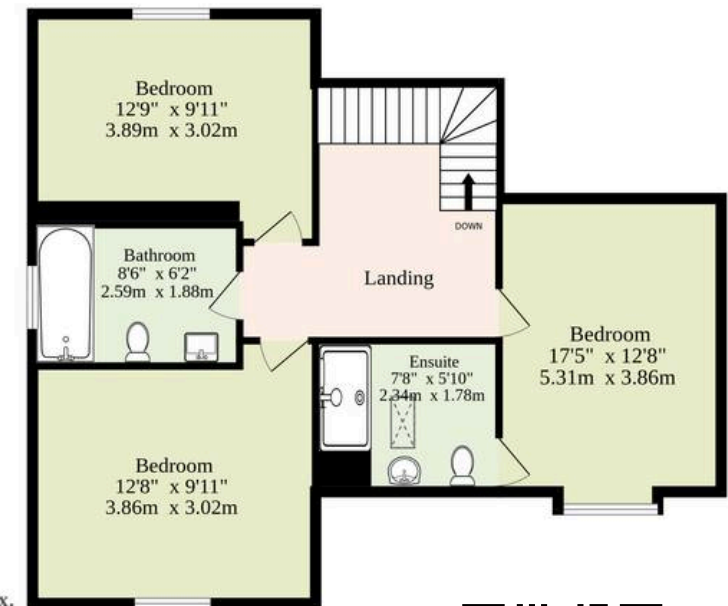
This is a home that balances style with serenity—offering space, comfort, and the ever-changing beauty of the Norfolk countryside right on your doorstep.



**Ground Floor**  
1008 sq.ft. (93.6 sq.m.) approx.



**1st Floor**  
595 sq.ft. (55.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1603 sq.ft. (148.9 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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