

6 Long Row, Tibenham - NR16 1NZ

OIEO- £260,000 Freehold

Occupying a generous plot in the peaceful village of Tibenham, this well-presented three-bedroom semi-detached home offers spacious interiors and excellent outdoor space. Inside, you'll find a bright double-aspect lounge/diner with a central fireplace, a well-equipped fitted kitchen, and a practical family bathroom. Upstairs are three bedrooms, two doubles and a flexible third room ideal as a child's bedroom or home office. The large rear garden features a patio, lawn, mature planting, two storage sheds, and gated access to neighbouring allotments. A substantial shingled driveway at the front provides parking for six or more vehicles. Set within a close-knit village that enjoys a strong sense of community, quiet lanes, and unspoilt rural landscapes, this is a wonderful setting for family life.

Location

Long Row in Tibenham offers an appealing slice of rural Norfolk living, set within a peaceful village surrounded by open countryside. The area is known for its unspoilt landscapes, quiet lanes, and strong sense of community, making it ideal for those seeking a slower pace of life. Despite its tranquil setting, Tibenham is well-positioned for access to nearby towns such as Diss and Attleborough, both offering rail links and a wide range of amenities. The village itself benefits from a local church, village hall, and easy access to countryside walks and cycle routes. Tibenham is also home to a historic airfield with an active gliding club, adding a unique local interest and character to this charming rural setting.



Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band- B



Long Row, Tibenham

Step into the entrance hall of this well-presented home, where a generous built-in storage cupboard and durable tiled flooring immediately offer both practicality and a tidy first impression. This welcoming space sets the tone for the rest of the property, thoughtfully laid out and ideal for everyday living.

Move through to the spacious lounge/diner, a bright and inviting double-aspect room with solid wood flooring underfoot and plenty of natural light. A fireplace with a tiled hearth serves as a central focal point, perfect for cosy evenings or relaxed entertaining.

From here, continue into the fitted kitchen, where wood-effect units and good worktop space provide both function and charm. A tiled splashback, matching tiled flooring, and solid wood shelving enhance the character of the room, while integrated appliances include an electric hob, oven, and extractor fan. There's also plumbing in place for a washing machine, making this a truly practical space.

The kitchen opens onto a useful rear hallway, which in turn gives access to the outside and the family bathroom. The bathroom is well-appointed with a bathtub and shower over, complemented by partially tiled walls and easy-to-clean tiled flooring.

Upstairs, the property offers three bedrooms, two of which are comfortable doubles. The master bedroom benefits from built-in wardrobes, offering handy storage without compromising floor space. The third bedroom is a versatile space, ideal for a child's bedroom, home office, or creative studio. All bedrooms are finished with soft carpet flooring for added comfort.

The property benefits from double glazing throughout, enhancing warmth and energy efficiency.

Outside, the home sits on a generous plot with a large, enclosed rear garden that offers a fantastic sense of space and privacy. There's a patio area ideal for outdoor seating, a well-kept lawn with mature planting, and a substantial tree that brings natural character to the space. At the far end of the garden, a gate opens directly onto the neighbouring allotments, perfect for gardening enthusiasts or those who enjoy a peaceful outlook. A brick-built storage shed and an additional timber shed provide excellent space for tools, bikes, or outdoor equipment.

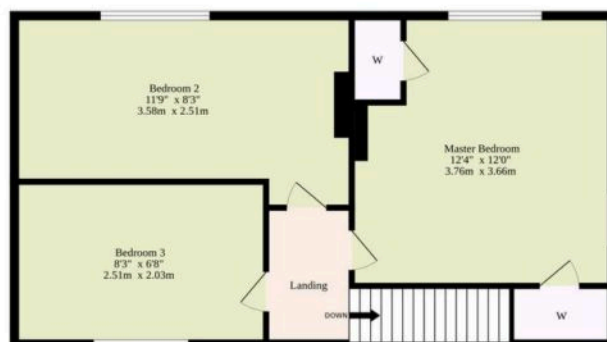
To the front, a fully enclosed shingled driveway provides off-road parking for six or more vehicles, ideal for families or visitors.



Ground Floor
395 sq.ft. (36.7 sq.m.) approx.



1st Floor
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 719 sq.ft. (66.8 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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