



79a Station Road, Great Moulton

Norwich



Minors & Brady

Set at the end of a quiet private drive, this spacious detached bungalow offers exceptional privacy and impressive potential. With over 1600 sq. ft. of versatile accommodation, the property provides a generous layout suited to a range of lifestyles. A bright dual-aspect sitting room with a traditional wood burner creates a warm and welcoming focal point. The open-plan kitchen/dining room flows seamlessly into a large conservatory, enhancing the home's social and family spaces. All four bedrooms are genuine doubles, with two benefitting from en-suite shower rooms for added comfort and flexibility. The fully enclosed rear garden is a standout feature, offering excellent space for relaxation, play, or future landscaping ideas. A substantial garage with an electric roller door presents exciting conversion possibilities, subject to planning. Overall, this is a rare opportunity to secure a well-proportioned bungalow on a beautifully private plot, ready for personalisation and its next chapter.

- Quiet end-of-drive position offering excellent privacy, making the bungalow feel tucked away and peaceful
- Generous plot of approximately 0.2 acres (stms), providing substantial outdoor space at both the front and rear
- Over 1600 sq. ft. of versatile single-level accommodation, ideal for families, downsizers, or multi-generational living
- 17' dual-aspect sitting room with a wood burner and traditional brick fireplace, creating a bright yet cosy central living space
- 21' open-plan kitchen/dining room that flows into a large conservatory, forming a sociable hub with direct garden access
- Four genuine double bedrooms, each well-proportioned and suitable for a range of uses such as guest rooms or home working
- Two bedrooms with private en-suite shower rooms, offering added comfort and flexibility for guests or independent living
- A spacious family bathroom with tiled surround and shower-over-bath, serving the remaining bedrooms with practicality





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# 79a Station Road

Great Moulton, Norwich

## The Location

This property enjoys a peaceful setting in the highly sought-after village of Great Moulton, a welcoming rural community surrounded by beautiful Norfolk countryside. Perfect for those who value a balance of village charm and modern convenience, the location provides an excellent quality of life with easy access to local and regional amenities.

Everyday essentials can be found in the nearby village of Long Stratton, just a short drive away, offering a range of shops, services, and schools. For a wider selection of shopping, dining, and leisure facilities, the historic market towns of Diss and Wymondham are within easy reach, both boasting an array of independent boutiques, supermarkets, cafés, and restaurants.

For commuters, this location is exceptionally well-connected. The A140 offers straightforward road links to both Norwich to the north and Ipswich to the south. Additionally, Diss railway station, approximately 20 minutes away, provides direct mainline services to London Liverpool Street, making it an excellent option for those working in the city.

Despite its strong transport connections, the area retains a tranquil and unspoilt atmosphere, with stunning open fields, walking routes, and green spaces on your doorstep. Great Moulton is an ideal choice for families, professionals, and anyone looking for a slower pace of life without sacrificing accessibility.



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# 79a Station Road

Great Moulton, Norwich

## Station Road, Great Moulton

Set at the end of a private shared drive, this detached bungalow sits on an impressive plot of around 0.2 acres (stms) and offers over 1600 sq. ft. of versatile accommodation. Enjoying excellent privacy and a generous layout, the property provides substantial scope to enhance or personalise, with an oversized garage ideal for conversion (stp) and expansive driveway parking.

A central hallway forms the heart of the property, giving access to every room and offering useful built-in storage. The 17' dual-aspect sitting room is bright and inviting, featuring a cast-iron wood burner set in a traditional brick fireplace—an ideal setting for cosy evenings.

Opposite, the 21' open-plan kitchen/dining room creates a fantastic social hub. The kitchen area includes ample cabinetry, wood-effect flooring, and integrated appliances such as a fridge, freezer, oven, microwave, and hob with extractor. The dining space opens into a large conservatory, fully glazed in uPVC with French doors that lead directly to the garden—allowing the indoors and outdoors to flow effortlessly.

All four bedrooms are genuine doubles, each offering generous proportions. Two come with their own private en-suite shower rooms, making the home ideal for guests, multi-generational living, or a family seeking personal space. A three-piece family bathroom, finished with a tiled surround and shower-over-bath arrangement, serves the remaining bedrooms.



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The bungalow's rear garden is a standout feature, fully enclosed, predominantly lawned, and beautifully private, offering plenty of room for landscaping, entertaining, or play areas. The large frontage provides additional lawn that could be adapted for further parking if required.

A secondary entrance beside the garage opens into a useful utility room, with plumbing for laundry appliances. The substantial garage, fitted with an electric roller door, presents excellent conversion opportunities (stp), ideal for a home office, studio, or annexe.

This is a rare opportunity to secure a sizeable detached bungalow with exceptional potential, extensive accommodation, and a wonderfully private plot. While some areas would benefit from light updating, the scale, layout, and location make it a compelling home ready for its next chapter.

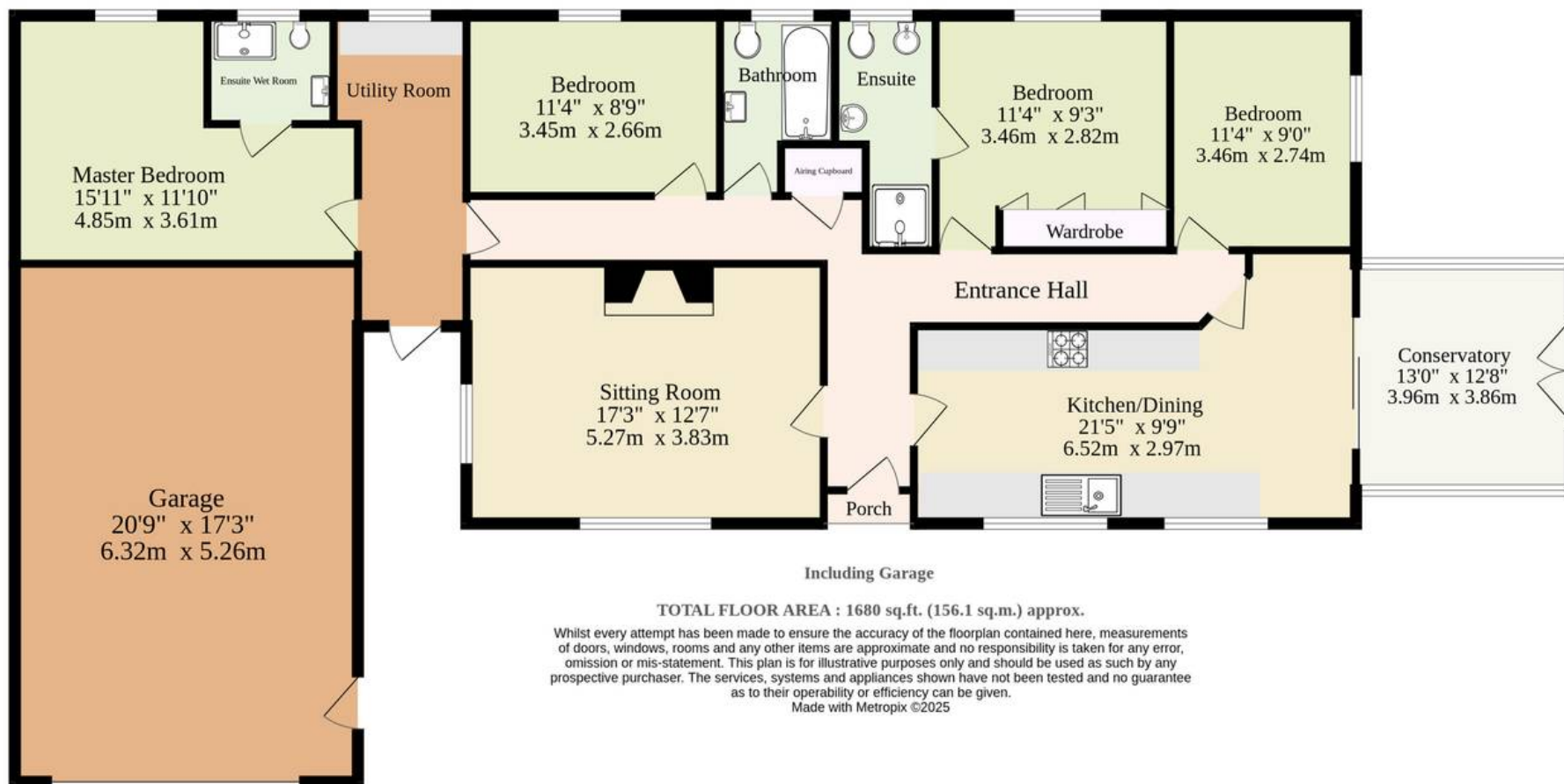
### Agents Note

Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.



## Ground Floor 1680 sq.ft. (156.1 sq.m.) approx.



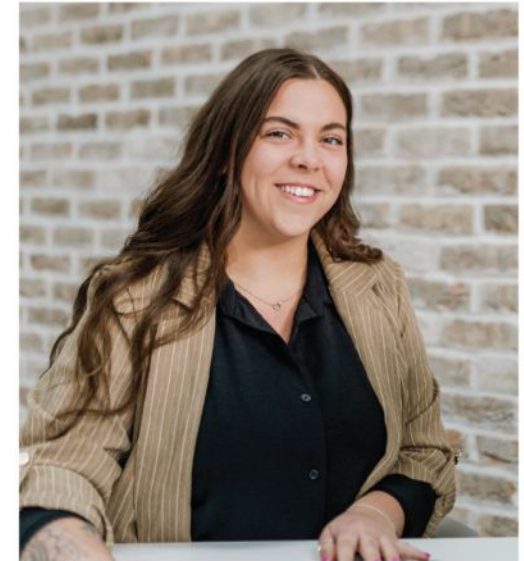
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