



Ashleydene Rectory Road, Tivetshall St. Mary

Norwich

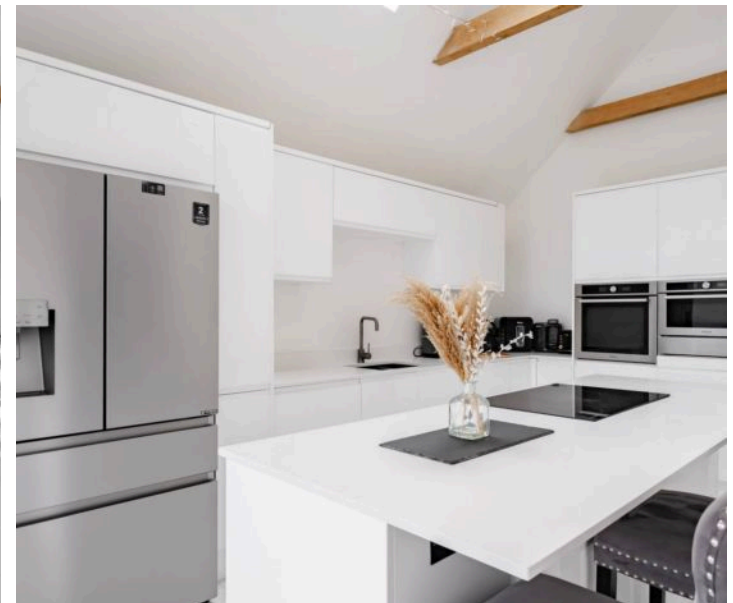


Minors & Brady

Ashleydene Rectory Road

Tivetshall St. Mary, Norwich

Set on a substantial corner plot in the village of Tivetshall St Mary, this beautifully updated and spacious four-bedroom detached bungalow has been modernised with a clear focus on light, flow and everyday ease. Reached via a private electric gate and complemented by a timber double cart lodge with power, the property offers ample driveway parking and a hedge-lined wrap-around garden with lawn, trees, shrubs and a well-sized patio for relaxed gatherings. Inside, a bright entrance hall leads to an open-plan living kitchen diner rising to a vaulted ceiling with exposed wooden beams and framed by Velux and bi-fold doors that draw in generous, shifting daylight throughout the day. With a contemporary master suite featuring a walk-in shower ensuite and a calming, freshly finished family bathroom, this is a home shaped with care rather than pretence, move-in ready and designed for life-as-it's-lived, not life as it looks.



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Tivetshall St. Mary, Norwich

- Four-bedroom detached bungalow, thoughtfully modernised to combine light-filled, open-plan living with practical, everyday comfort
- Set on a generous corner plot with a wrap-around lawn, mature hedging for privacy, well-positioned trees and shrubs, and a generous patio ideal for entertaining or quiet relaxation
- Vaulted open-plan living kitchen diner featuring exposed wooden beams, tiled floors that reflect natural light, and versatile space for living, dining, and socialising
- Contemporary kitchen with wall and base units, integrated appliances including mid-height oven, microwave/oven, induction hob within the central island, dishwasher, and space for a fridge/freezer
- Bi-fold doors and Velux roof windows framed by gable glazing, inviting abundant daylight and seamless flow between indoor and outdoor spaces
- Practical utility room with space for a washing machine, tumble dryer, freestanding boiler, and direct access to the garden, keeping daily chores discreet yet convenient
- Master bedroom suite with garden views, ensuite shower room with rainwater showerhead, glass screen, storage under basin, illuminated vanity mirror, toilet and heated towel radiator
- Family bathroom designed with a modern, calming palette, freestanding bath, mid-height tiling, black accents, vanity storage, illuminated mirror and heated towel radiator
- Private electric gated entrance leading to a wide driveway offering ample parking, complemented by a timber-built double cart lodge with power and lighting, perfect for storage or flexible use
- Well-specified throughout with oil central heating, double-glazed windows and doors, mains drainage, and a three-year-old oil boiler, creating a move-in-ready home designed for modern living



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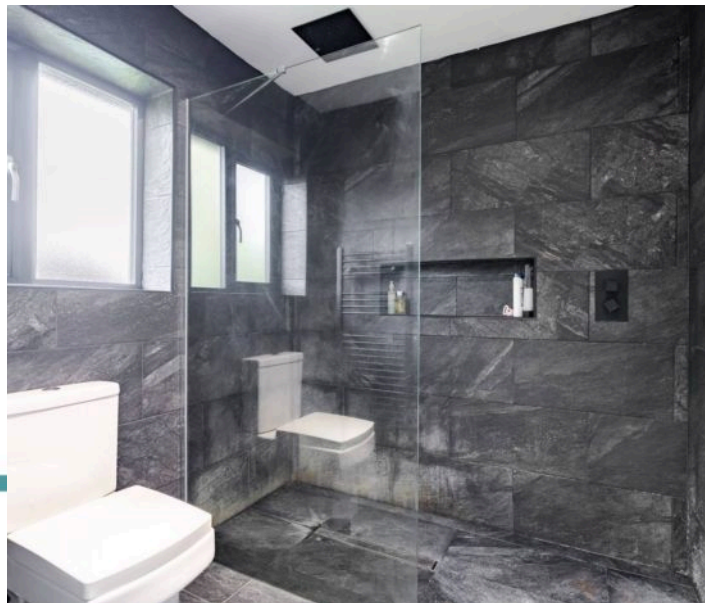
Tivetshall St. Mary, Norwich

Location

Rectory Road sits within Tivetshall St. Mary, a compact Norfolk village with a parish church at its centre and a community-run village hall hosting clubs, events and a well-used local café. For a broader spread of shops and services, the market towns of Harleston and Diss are close and distinctly different in pace. Harleston (around 5 miles south-west) has a traditional high-street mix of independent retailers, a bakery, butchers, small grocery stores, hardware supplies, cafés and a weekly market, plus practical services like a medical practice and local gyms/studios. Diss (6–7 miles north-east) is the nearest hub for bigger supermarkets including Morrisons and Tesco, alongside a range of specialist shops, a leisure centre, pubs, restaurants, and the The Corn Hall for live music, theatre and events. Diss also provides the most useful transport link in the area, its railway station sits on the main line to Norwich with onward national connections.

The closest primary school is Tivetshall Primary School, while secondary-age students typically attend either Archbishop Sancroft High School in Harleston or Diss High School. Both towns also offer childcare options, sports teams and youth groups that give the area a strong community focus beyond the school day.

Transport is rural-typical but straightforward: road access links directly towards Harleston and Diss within 10–12 minutes by car, and from Diss station commuting into Norwich is a realistic daily option. Bus services run through surrounding villages into Diss, useful for local travel even if not high-frequency. Lifestyle here balances quiet village living with easy reach of both a smaller independent shopping town (Harleston) and a larger, better-connected market town (Diss), keeping practical needs close while daily routines stay rooted in countryside space, community activities and outdoor time.



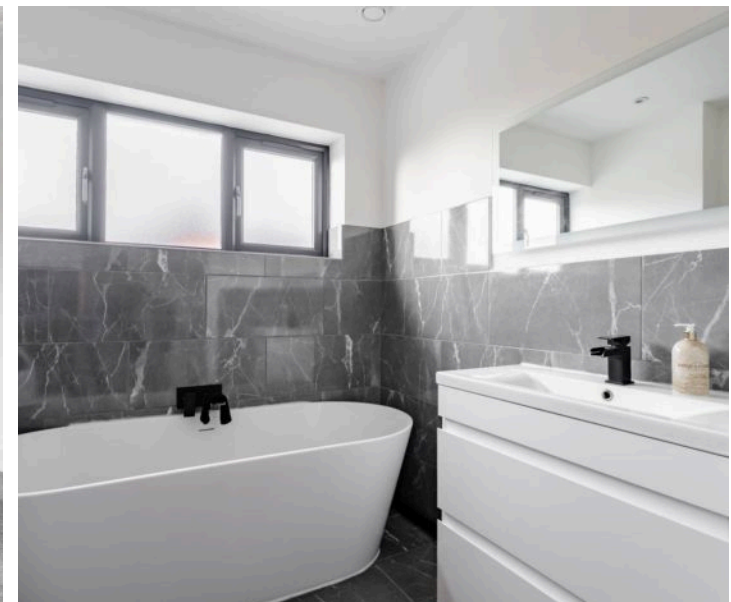
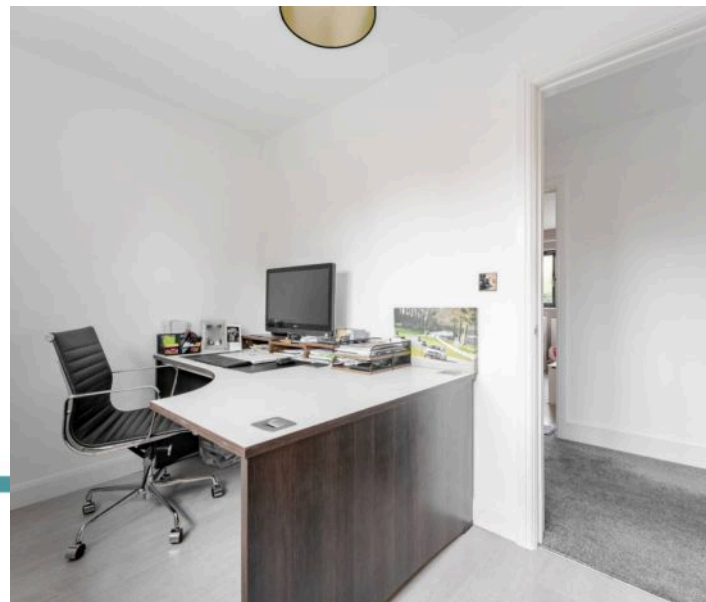
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Throughout its current ownership, the property has been thoughtfully modernised with a clear focus on light, flow and liveability. With double-glazed windows and doors, oil central heating, mains drainage and a three-year-old oil boiler in place, everything has been laid out for a seamless next chapter. There is nothing to begin here but the enjoyment of it.

Approached via a private electric gate, the exterior, a warm mix of render and brick, sets an understated but reassuring tone. The drive offers ample parking space, joined by a timber-built double cart lodge with power and lighting, providing storage, workspace and flexibility without imposing on the setting.

Inside, a bright entrance hall sets the mood: calm, welcoming, daylight-filled. Beyond, the open-plan living kitchen diner, the true centre of the home, rises to a vaulted ceiling of exposed wooden beams, anchored by tiled floors that reflect light softly and carry a refined, durable quality. Bi-fold doors and Velux windows, framed by gable glazing above, open the space to the outdoors while drawing in generous, changing light across the day.



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The kitchen has been designed with clarity and restraint, lined with modern wall and base cabinetry and finished with integrated appliances including a mid-height oven, microwave/oven, dishwasher and induction hob set within a well-appointed island. With seating space for stools at one side and a sink opposite, the island offers strong practical function, storage, prep, social space, without becoming the headline. There is dedicated room for an American-style fridge freezer and flexibility to dress the dining area in a variety of layouts, reflecting the way you live rather than dictating it.

A utility room sits neatly behind the living space, accommodating a washing machine, tumble dryer, freestanding boiler and a door directly outside, a quietly essential space that earns its place in everyday use.

Moving through to the inner hall, the bedroom wing unfolds with ease. Bedroom two is a well-sized double, positioned to the right, while bedroom four, currently an office, sits opposite, ideal for work that stays close but unobtrusive. Bedroom three, another double, is presently arranged as a dressing room and offers obvious adaptability.



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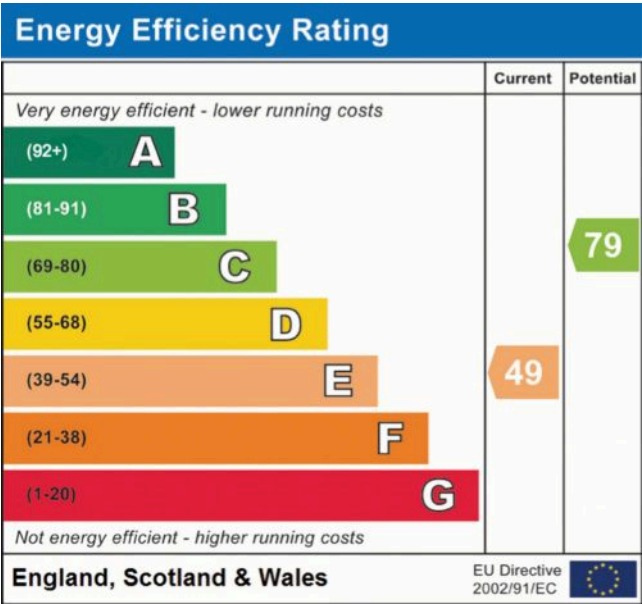
The master suite enjoys garden views, with a contemporary ensuite finished in dark accents. The space has been composed with intent, offering a walk-in shower with rainwater showerhead, glass screen, basin with storage, illuminated vanity mirror, toilet and heated towel radiator, a simple, well-considered arrangement, modern but restful.

The family bathroom echoes the same mindset: quiet luxury over noise. With mid-height tiling, a freestanding bath, dark detailing, illuminated mirror, basin with drawer storage, heated towel radiator and a soothing, uncluttered atmosphere, it feels like a space intended for unwinding rather than performance.

The wrap-around garden is bordered by mature hedging, designed for low maintenance, primarily laid to lawn and punctuated with trees, shrubs and gentle structure. A well-sized patio sits naturally within the plot, a space for long lunches, quiet mornings, and unforced gatherings, useful, private, versatile.

Agents note

Freehold



Ground Floor
1464 sq.ft. (136.0 sq.m.) approx.



Total Sqft Includes The Double Garage

TOTAL FLOOR AREA : 1464 sq.ft. (136.0 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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