



39 Norwich Road, Tacolneston

Norwich



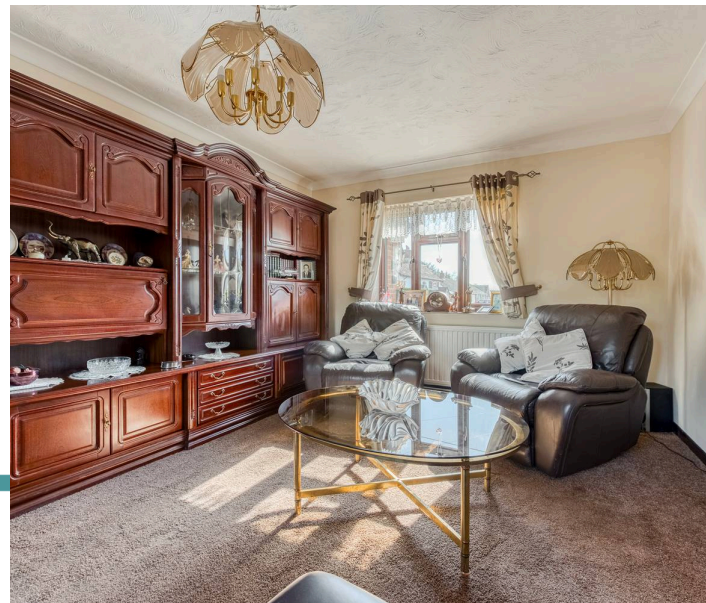
Minors & Brady

39 Norwich Road

Tacolneston, Norwich

Set behind a generous driveway, this substantial home offers an excellent amount of living space both inside and out, making it ideal for families or buyers seeking room to grow. The well-planned ground floor includes multiple reception rooms, providing flexibility for everyday living, dining and entertaining. A spacious kitchen with adjoining utility room and a ground-floor shower room add valuable practicality. Upstairs, three well-proportioned bedrooms and a family bathroom complete the accommodation. While the property is fully functional, it presents a fantastic opportunity for modernisation throughout, allowing a new owner to truly make it their own. Outside, the large garden with lawn, patio, garage and outbuildings offers further versatility. Overall, this is a great-sized home with valuable space and clear potential to add your own taste and style.

- Great-sized family home offering generous living space throughout
- Large driveway providing ample off-road parking
- Porch entrance and central hallway giving a clear, practical layout
- Separate sitting room and dining room for flexible living and entertaining
- Spacious kitchen with excellent potential for updating or reconfiguration
- Large utility room with additional storage and secondary access
- Ground floor shower room, ideal for guests or multi-generational living
- Three well-proportioned bedrooms with space for bedroom furniture
- Substantial rear garden with lawn, patio areas and established planting
- Garage, shed and lean-to, offering valuable storage and workspace





M&B

39 Norwich Road

Tacolneston, Norwich

The Location

Tacolneston is a charming and peaceful village that perfectly blends rural tranquility with practical convenience. The village boasts a range of well-regarded local amenities, including a primary school that serves the community, a welcoming village hall that hosts events and social gatherings, a traditional pub offering a cosy atmosphere, and a village store providing everyday essentials.

Despite its rural setting, Tacolneston benefits from good transport links. Public transport is readily available, with regular bus services connecting the village to nearby towns such as Norwich and Wymondham. The 37A bus provides frequent services to Norwich, while the 805 route links residents to Wymondham, making commuting or visiting nearby towns straightforward. For those who prefer train travel, Wymondham station is within easy reach, offering connections to Norwich, Cambridge, and beyond.

Surrounded by beautiful countryside, Tacolneston is an ideal location for anyone who enjoys outdoor activities. There are plenty of opportunities for walking, cycling, and exploring the natural landscapes of Norfolk. The village's combination of rural charm, community-focused amenities, and accessible transport makes it an appealing place for families, professionals, and anyone seeking a quieter lifestyle without being completely cut off.



M&B

Norwich Road, Tacolneston

This property benefits from a large driveway providing generous off-road parking and leads to a porch entrance, creating a practical buffer before entering the home. The porch opens into a central entrance hall, which provides access to the main ground floor rooms and gives a clear sense of the home's layout.

The sitting room offers a comfortable everyday living space, while a separate dining room provides room for family meals or entertaining. The kitchen sits alongside these spaces and offers good potential for updating, with scope to reconfigure if desired.

Adjoining the kitchen is a large utility room, adding valuable practicality with space for appliances, storage, and secondary access.

A ground floor shower room adds further convenience, particularly for guests or multi-generational living.

Upstairs, the property offers three bedrooms, each capable of accommodating bedroom furniture, along with a family bathroom. While fully functional, the interior would benefit from modernisation throughout, offering an excellent opportunity for a new owner to update and personalise the home to their own tastes.

Outside, the property enjoys a large garden space with a mix of lawn, patio areas and established planting. The garden includes a shed, lean-to and a garage, offering useful storage and workspace.

The outdoor space provides flexibility for gardening, entertaining, or future improvement, making it a strong feature of the property overall.

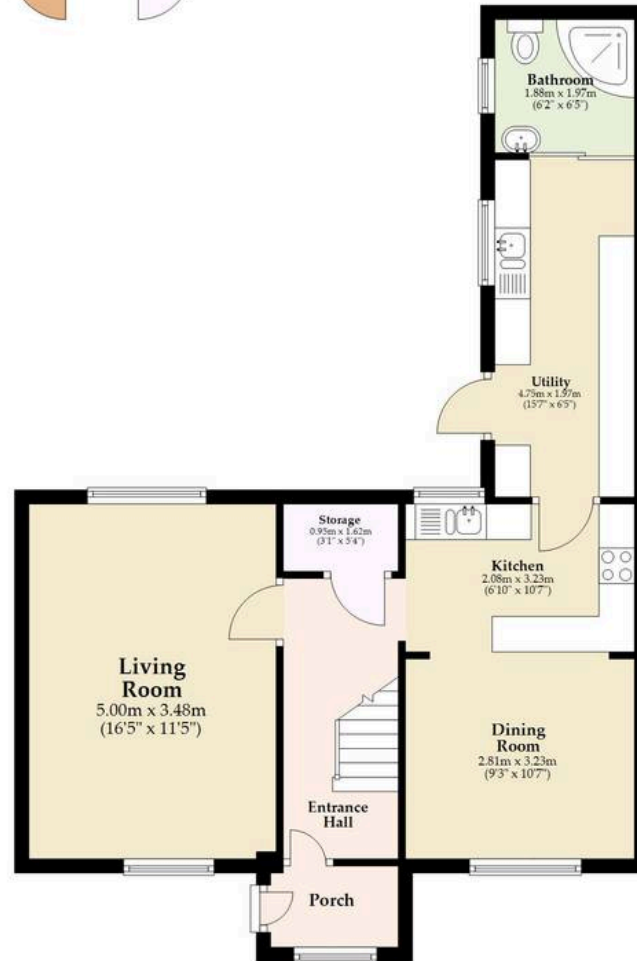
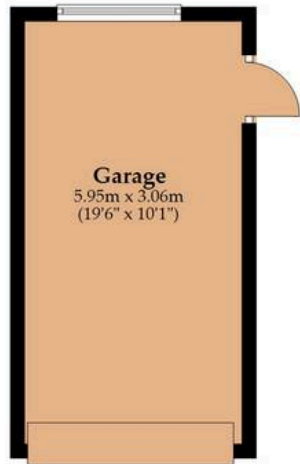
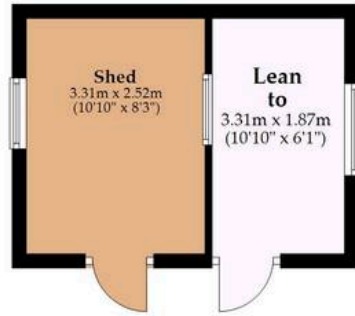
Agents Note

This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.



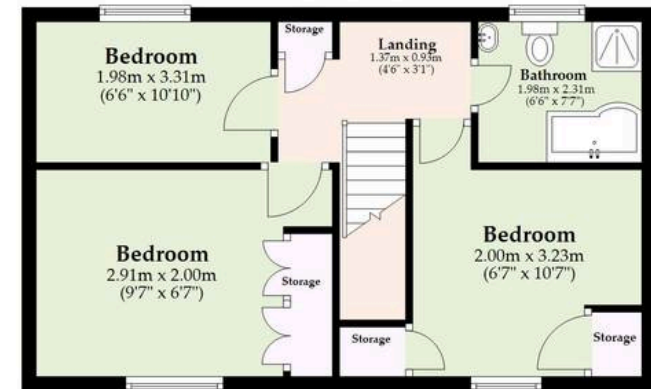
Ground Floor

Approx. 89.1 sq. metres (959.5 sq. feet)
(excluding Porch)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)
(excluding Storage, Storage)



Total area: approx. 130.1 sq. metres (1399.9 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
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Meet *Theo*
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Meet *Anya*
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