



34 Norwich Road, Tacolneston

Minors & Brady



34 Norwich Road

Tacolneston, Norwich

This attractive detached bungalow offers comfortable single-level living in a generous and beautifully established plot, with a particularly appealing combination of well-proportioned accommodation, excellent parking and private gardens.

The property provides three bedrooms, a spacious dual-aspect sitting and dining room, and a well-equipped kitchen, creating a practical layout that can easily adapt to different stages of life. Outside, the gardens are a real highlight, with mature planting, established trees and hedging creating a peaceful and secluded setting, while the generous driveway and garage provide excellent practical facilities.



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- Attractive detached three bedroom bungalow set within a generous and beautifully established plot, offering comfortable single level living with plenty of outdoor space to enjoy
- Spacious and inviting sitting and dining room with dual aspect outlooks across the gardens, creating a bright and versatile space for relaxing, dining and entertaining throughout the day
- Well equipped kitchen with a good range of fitted storage and practical workspace, providing a comfortable setting for everyday cooking with direct access towards the rear garden
- Three well proportioned bedrooms offering excellent flexibility, whether needed for family accommodation, visiting guests, hobbies or a dedicated home working space
- Peaceful and private rear garden surrounded by mature planting, established trees and hedging, creating an attractive outdoor setting with a lovely sense of seclusion
- Generous patio extending across the rear of the bungalow, providing an ideal spot for outdoor dining, morning coffee or simply enjoying the established garden during warmer months
- Excellent parking provision with a generous driveway providing parking for several vehicles, together with gated access to the rear garden and a useful detached garage
- Popular Tacolneston setting combining the convenience of village living with a generous plot, attractive gardens, excellent parking and comfortable accommodation



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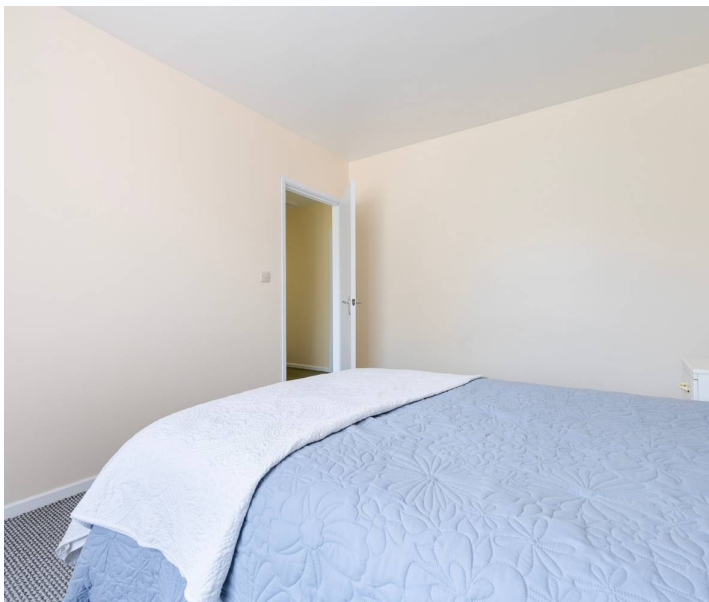
Location

Situated in the rural village of Tacolneston, Norwich Road enjoys a peaceful Norfolk setting surrounded by open countryside, while remaining well connected to nearby towns and Norwich. The village has a strong community feel and provides useful local amenities. A bus service from Norwich Road provides connections towards Norwich and surrounding villages, while the nearby towns of Wymondham and Long Stratton offer a wider range of supermarkets, shops, cafés, healthcare services, and other everyday facilities.

The cathedral city of Norwich is approximately 10 to 11 miles away, providing an extensive choice of shopping, dining, entertainment, cultural attractions, and employment opportunities. Wymondham is also within easy reach, with its railway station providing services towards Norwich and Cambridge, while the surrounding South Norfolk countryside offers plenty of opportunities for walking, cycling, and enjoying the rural landscape.

Norwich Road, Tacolneston

The property is approached via a hard standing driveway which provides tandem parking for several vehicles, with access to the garage, rear garden and main entrance. The lawned front garden is neatly maintained and framed by mature trees and established shrubbery, creating an attractive first impression.





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On entering, the welcoming hall provides a useful central point from which the accommodation is accessed. The sitting and dining room is a particularly pleasant space, benefiting from dual aspect views towards both the front and rear of the property. The generous proportions allow plenty of room for comfortable seating and dining, while the feature fireplace creates an attractive focal point and adds warmth to the room.

The kitchen sits alongside the main living space and provides a practical setting for everyday cooking, with a good range of contrasting wall and base units, tiled splashbacks and space for a cooker and further appliances. Wood effect flooring complements the room, while the rear facing window and door bring in natural light and provide direct access towards the garden.

The three bedrooms are all accessed from the main hall and provide comfortable and flexible accommodation. Each room benefits from fitted carpet and uPVC double glazing, with the layout offering plenty of scope for bedrooms to be adapted to suit individual requirements, whether for family members, guests or home working. The family bathroom completes the internal accommodation.



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Outside, the rear garden is where the property really comes into its own. Enclosed by timber panel fencing and established hedging, it provides a private and secluded setting with a light and bright aspect. A generous patio extends across the rear of the bungalow, creating an excellent area for outdoor seating and entertaining, while the mature planting and shrubbery give the garden a well established and attractive character.

Agents Notes

Freehold, connected to mains water, electricity and drainage.

Council Tax band: D

Tenure: Freehold

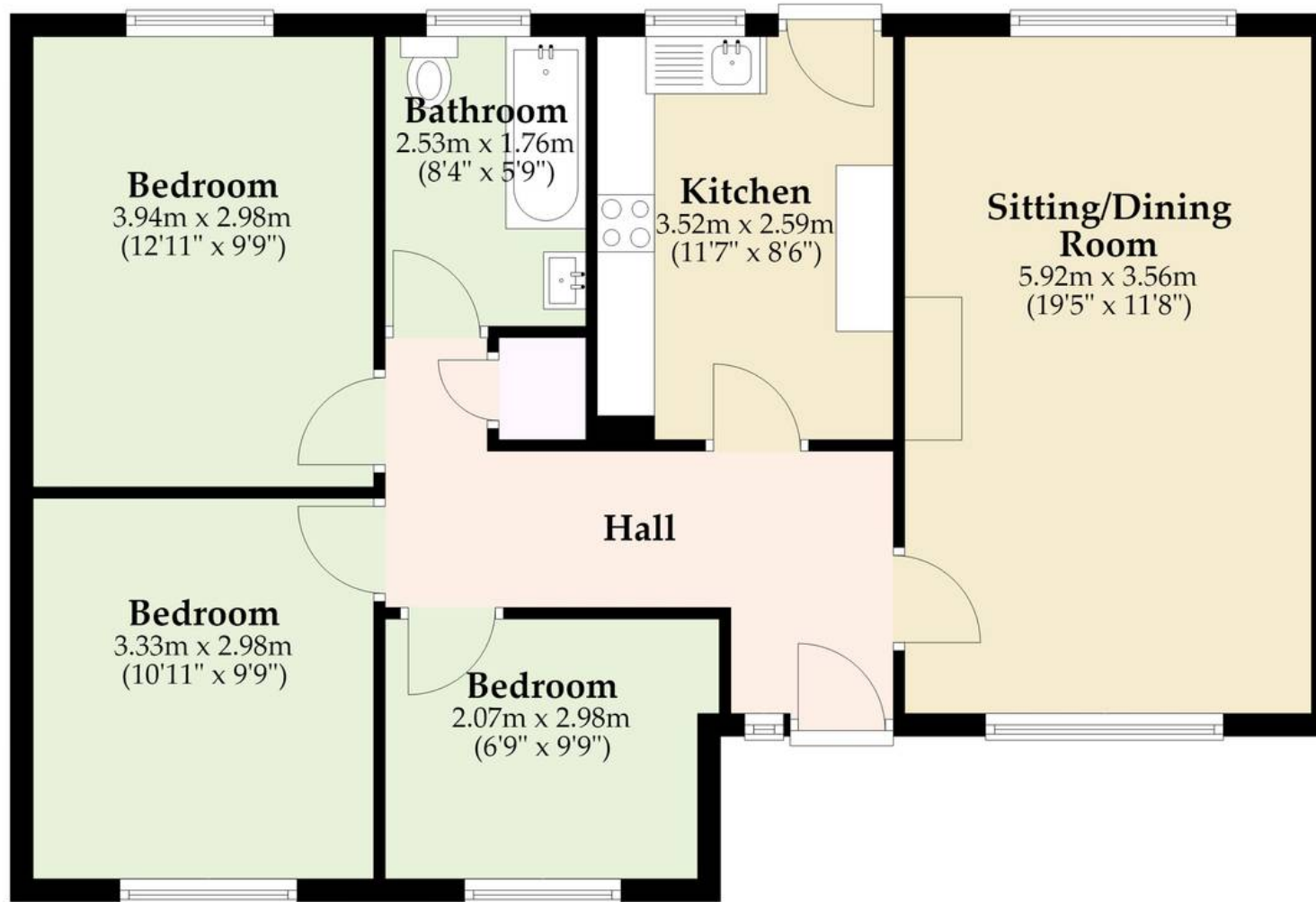
EPC Energy Efficiency Rating: D



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Ground Floor

Approx. 74.6 sq. metres (802.9 sq. feet)



Total area: approx. 74.6 sq. metres (802.9 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.

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