



Drywel, Mill Road, Tivetshall St Margaret

Minors & Brady



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Tivetshall St Margaret

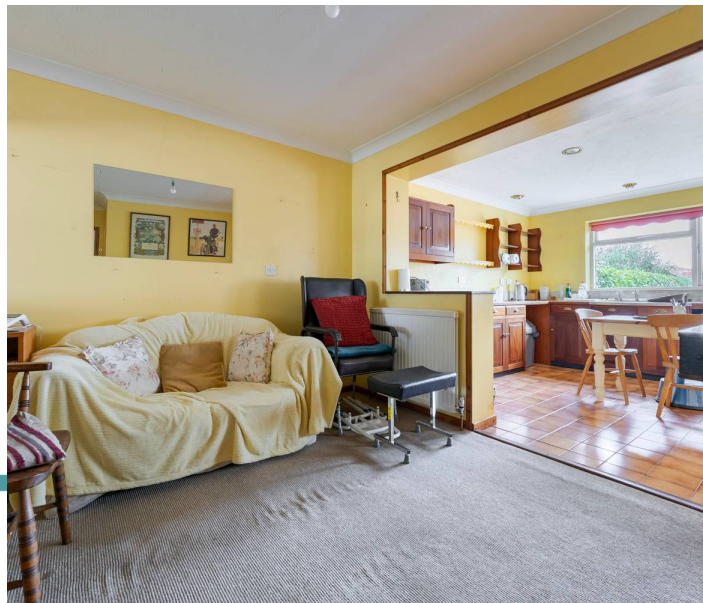
Set on an exceptional plot in the heart of Tivetshall St. Margaret, this chain-free village home presents a rare opportunity to create a property tailored entirely to your own vision. Offering generous living space, four bedrooms and extensive gardens, it is a home with remarkable scope for modernisation, reconfiguration or extension, subject to the necessary planning permissions. With peaceful surroundings, practical everyday amenities nearby and excellent connections to Diss and the A140, the property is ideally placed for those seeking a quieter pace of life without compromising on convenience. Whether you're looking for a family home to grow into or a project with significant long-term potential, this is a property ready for its next chapter.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

Oil heating system and an electric immersion heater.



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- Offered chain free!
- Semi-detached residence proudly positioned on a substantial plot within the Norfolk village of Tivetshall St. Margaret
- Huge amount of potential to modernise, convert or extend, subject to necessary planning permission
- Quiet, village location with essential amenities nearby and a short drive to the market town of Diss, with great links to the A140
- Living room with a focal point of a brick fireplace and a dining room that effortlessly flows into the kitchen
- Kitchen is fitted with a range of cabinetry, a range cooker and areas for your appliances, with the opportunity to make your own!
- Large, light-filled conservatory that extends the reception space and offers panoramic views of the garden
- Four bedrooms that vary in size, a large shower room and a separate bathroom, with the potential to convert into an en-suite
- Private, extensive garden featuring a patio for outdoor seating, multiple timber sheds and a sweeping lawn
- A shingle driveway providing ample off-road parking and an integral garage for storage use



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The Location

Mill Road is situated within the attractive village of Tivetshall St. Margaret, offering a pleasant rural setting with convenient access to a range of local amenities and surrounding market towns. The village is highly regarded for its countryside surroundings, community atmosphere, and well-connected position within South Norfolk.

Residents enjoy the benefits of village living, with open countryside and scenic walking routes on the doorstep, whilst a wider range of shops, supermarkets, cafés, restaurants, schools, healthcare facilities, and leisure amenities can be found in the nearby market towns of Diss, Long Stratton, and Harleston.

The surrounding area provides excellent opportunities for outdoor recreation, with a network of rural footpaths, quiet country lanes, and attractive green spaces allowing residents to enjoy the beauty of the Norfolk countryside throughout the year. The village itself benefits from a welcoming community and a peaceful setting away from the bustle of larger towns.

The area enjoys excellent transport connections, with convenient access to the A140 providing routes to Norwich, Diss, Ipswich, and the wider Norfolk and Suffolk region. Diss railway station is within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street, making the location appealing to both commuters and those seeking a rural lifestyle.



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Positioned on a substantial plot in the well-served Norfolk village of Tivetshall St. Margaret, this chain-free semi-detached residence presents an exciting opportunity for those seeking a home with space, potential and the chance to create something truly individual.

Offering generous accommodation, extensive gardens and a peaceful village setting, the property is perfectly suited to buyers looking to modernise, reconfigure or extend, subject to the necessary planning consents.

A welcoming entrance hall provides the introduction to the home and leads into the principal reception rooms. The sitting room is filled with natural light from a large window overlooking the frontage, while a traditional brick fireplace forms an attractive focal point and creates a warm, inviting atmosphere. Adjacent, the dining room offers an excellent space for everyday family life and entertaining, flowing naturally through to the kitchen to create a sociable layout.

The kitchen is fitted with a range of cabinetry and a range cooker, with dedicated space for additional appliances. Functional and practical as it stands, it also offers significant scope for redesign and enhancement, allowing incoming owners to tailor the space to their own style and requirements.

Extending the living accommodation, the impressive conservatory is a standout feature of the home. Flooded with light throughout the day, this versatile space enjoys far-reaching views across the garden and provides an ideal setting for relaxed seating, dining or simply enjoying the changing seasons.

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Supporting the ground floor is a useful collection of practical spaces including a utility room with room for laundry appliances, a cloakroom WC, a boot room and several storage cupboards, all contributing to the property's functionality for modern family living.

The first floor offers four bedrooms, each differing in size and character, providing flexibility for family accommodation, guest rooms, hobbies or home working. These are served by a spacious shower room and a separate bathroom. The current arrangement presents an opportunity for reconfiguration, including the potential creation of an en-suite facility, subject to individual requirements.

Outside, the grounds are a particular feature. The private rear garden is extensive in scale and offers exceptional potential for keen gardeners, families or those wishing to further enhance the outdoor space. A patio area provides the perfect spot for outdoor dining and entertaining, while a sweeping lawn extends beyond. Multiple timber sheds offer useful storage for tools, equipment and gardening essentials.

To the front, a generous shingle driveway provides ample off-road parking for several vehicles and leads to an integral garage, which offers valuable storage space.

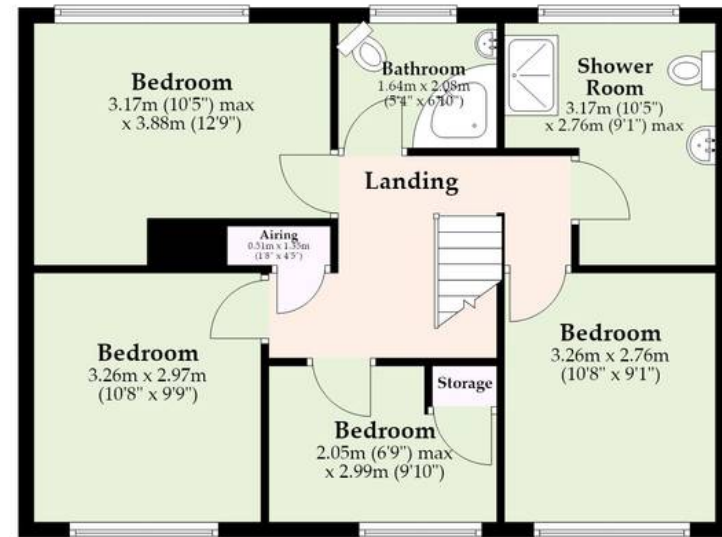
Ground Floor

Approx. 108.2 sq. metres (1164.6 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 166.5 sq. metres (1791.7 sq. feet)

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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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