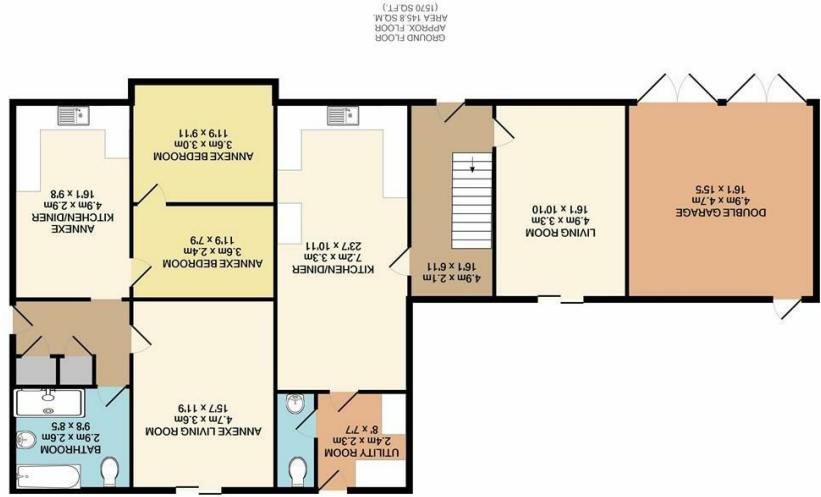
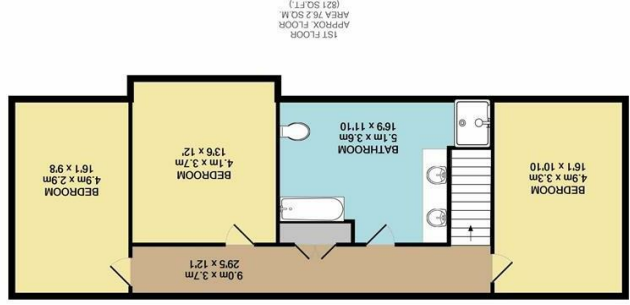
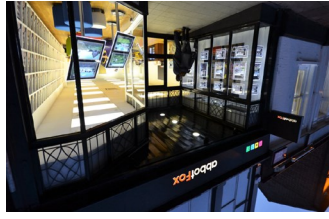


What every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with the property and its surroundings. The buyer should verify the accuracy of the floor plan and measurements as to their own satisfaction. The seller makes no representation or warranty as to the accuracy of the floor plan and measurements. Measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read in conjunction with the property and its surroundings. The buyer should verify the accuracy of the floor plan and measurements as to their own satisfaction. The seller makes no representation or warranty as to the accuracy of the floor plan and measurements.



Norwich Road, Norwich, NR16  
Five Bedroom Detached House - Guide £540,000



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Disclaimer – in accordance with the Property Misdescriptions Act, the company gives notice necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Energy Efficiency Rating	
Current	Possible
73	61
Very energy efficient - lower running costs (92-101) A (81-91) B (69-80) C (54-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England & Wales	



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Norwich Road, Norwich, NR16  
Five Bedroom Detached House - Guide £540,000

# Norwich Road, Norwich, NR16

Five Bedroom Detached House - Guide £540,000

abbotFox presents this unique opportunity situated in the popular village of Tacolnестon. Offering an ideal opportunity for multi-generational living, this property offers an array of accommodation that affords a flexibility hard to match. With Occupying a generous plot, with double garage and ample off road parking to the front, the rear garden affords an exceptional degree of privacy and is an ideal space for any family. Internally, the accommodation of the main home comprises of an inviting entrance hall, lounge, generous kitchen diner, utility and cloakroom to the ground floor, with three sizeable double bedrooms and spacious family bathroom to the first floor. Adjoining the family home is a self contained two bedroom single storey dwelling. Ideal as an annexe or workspace, the accommodation comprises of a lounge, two bedrooms, kitchen diner and bathroom. Properties of this size and space are rarely available, and an internal viewing comes highly recommended.

Guide Price - £540,000 - £560,000

## KEY FEATURES

- Generous detached family home
- Flexible lay out
- Self contained annexe accomodation
- Exceptional plot
- Double garage
- Popular village location
- Viewing advised
- Guide Price - £540,000 - £560,000

## SITUATION

The rural village of Tacolnестon sits just 11 miles south west of the historic City Centre of Norwich and 5 miles from the popular market town of Wymondham. Tacolnестon itself offers a small number of amenities including a hairdressers, a Chinese takeaway and the Tacolnестon C of E Primary School. Further schooling is available from Wymondham, including secondary education from the highly rated Wymondham High School. Wymondham also benefits from further amenities including a choice of supermarkets including Waitrose, Morrisons and Lidl, convenience stores, clothing shops, public houses, restaurants, a library, cafes, takeaways including Dominoes Pizza, veterinary, doctors and dental surgeries and a the Wymondham Leisure Centre. Regular train services run from Wymondham to Norwich and Cambridge, both of which benefit from further connections to London. To the north of Norwich, the Norwich International Airport flies to a variety of domestic and international destinations.

## SERVICES

All mains services connected

## LOCAL AUTHORITY

South Norfolk

## COUNCIL TAX BAND

Band D

## TENURE

Freehold

