



Offers In Excess Of £400,000

4 Bedroom Detached House for sale  
Ka Anapali New Road, Tacolneston, Norwich



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SALES AND LETTINGS



## Overview

For village positioning within easy reach of all daily amenities, private outside spaces, excellently sized rooms, topped off with ample utility room, garage and parking, this property will be at the top of your viewing list. Surrounded by tranquil lanes and arable landscapes, tranquil walking is accessible from the doorstep. Let's take a further look...



## Key Features

- Spacious Family Home - Four Double Bedrooms
- Double Garage with Ample Private Driveway Parking
- Three Sizeable Reception Rooms
- Ample Utility Room and Cloakroom with Scope
- Verdant Gardens Offering Privacy and Brightness
- Country Walks and Recreation Park on the Doorstep
- Good and Outstanding Schools Nearby
- Within 20-minute Drive of Norwich City Centre and Diss Train Station





Welcome to Tacolneston, Norfolk. Built early 2000s, this property was thoughtfully designed with ample floor space and natural daylight with the additional desirable bonus of sunny garden space throughout the day.

The ground floor opens with a large entrance hall, two sizeable reception rooms and a spacious kitchen-dining room with adjacent utility and cloakroom. An open landing leads to the principal bedroom with ensuite shower room, three double bedrooms, designed-in storage and a generous bathroom with a separate bath and shower.

The smart plot design enables a unique use of space taking advantage of the maximum daylight sun. The double garage, featuring light and power, is set at the rear of the property with direct access from the garden. Additionally, tarmacked driveway parking can accommodate up to four cars.

Set within the tranquil village of Tacolneston, just a 10-minute drive from the Market Town of Wymondham and a 20-minute commute to Norwich, all daily amenities are within easy reach. For train links to London, Diss Train Station is a 20-minute drive and is a popular route for local commuters. A local primary school and recreational play parks are within walking distance, not to mention the incredible sun rises to accompany your early morning step count.

There is nothing like viewing a prospective home in person. We are open 24/7 to receive your request and look forward to welcoming you.

What3Words: ///strutting.humid.lance



**Kitchen-Dining Room**

15' 8" x 10' 5" (4.80m x 3.20m)

Tiled flooring, coving, double-glazed window, base and wall-mounted units with worktop lighting, integrated electric double oven and hob, extractor hood, fridge-freezer and dishwasher, fitted ceiling light, tiled splashback, multiple sockets and radiator.

**Dining Room**

12' 3" x 11' 7" (3.75m x 3.55m)

Luxury vinyl flooring, coving, double-glazed window with Venetian blind, fitted ceiling light, multiple sockets and radiator.

**Living Room**

19' 8" x 10' 7" (6.00m x 3.25m)

Luxury vinyl flooring, coving, dual-aspect double-glazed windows with Venetian blinds, double-glazed French windows, open fireplace with solid wood surround and marble hearth, fitted ceiling lights, multiple sockets, TV aerial and two radiators.

**Bedroom One with Ensuite**

12' 5" x 10' 5" (3.80m x 3.20m)

BEDROOM: Fitted carpet, coving, double-glazed window with Venetian blind, fitted ceiling light, multiple sockets and radiator.

ENSUITE: Vinyl flooring, obscured double-glazed window, floor-to-ceiling tiles, fitted ceiling light, wash hand basin, corner shower unit with glass doors, heated towel rail and toilet.

**Bedroom Two**

11' 7" x 10' 5" (3.55m x 3.20m)

Fitted carpet, coving, double-glazed window with Venetian blind, fitted ceiling light, multiple sockets and radiator.

**Bedroom Three**

10' 7" x 9' 6" (3.25m x 2.90m)

Fitted carpet, coving, double-glazed window with Venetian blind, fitted ceiling light, multiple sockets and radiator.

**Bedroom Four**

10' 7" x 9' 6" (3.25m x 2.90m)

Fitted carpet, coving, double-glazed window with Venetian blind, fitted ceiling light, multiple sockets and radiator.

**Utility Room**

8' 8" x 5' 1" (2.65m x 1.55m)

Tiled flooring, coving, double-glazed window, exterior door to garden, space for washing machine, sink, houses the boiler, fitted ceiling light, multiple sockets and radiator.

**Cloakroom**

5' 4" x 5' 1" (1.65m x 1.55m)

Tiled flooring, obscured double-glazed window, fitted ceiling light, wash hand basin, toilet and radiator.

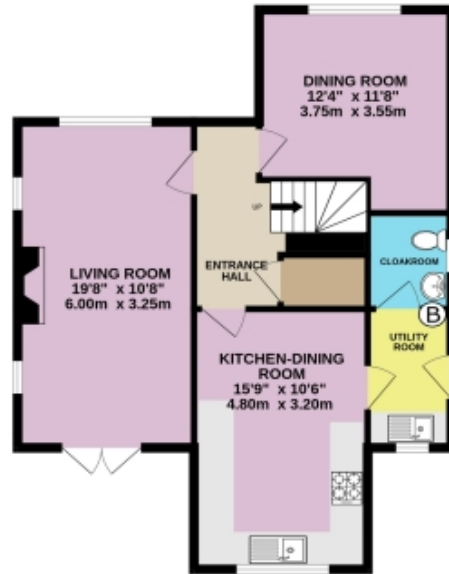
**Entrance Hall**

11' 3" x 5' 2" (3.45m x 1.60m)

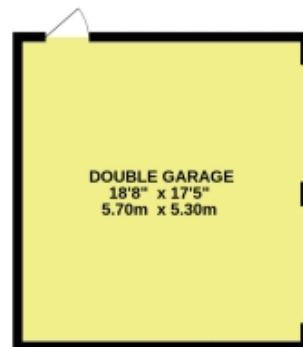
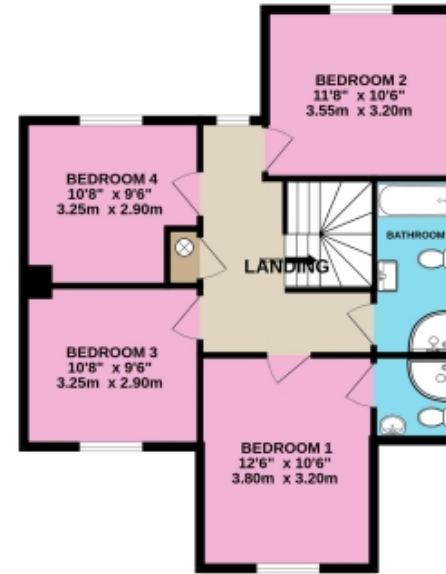
Tiled flooring, ceiling lights, coving, understair storage cupboard and radiator.

# Floorplans

GROUND FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

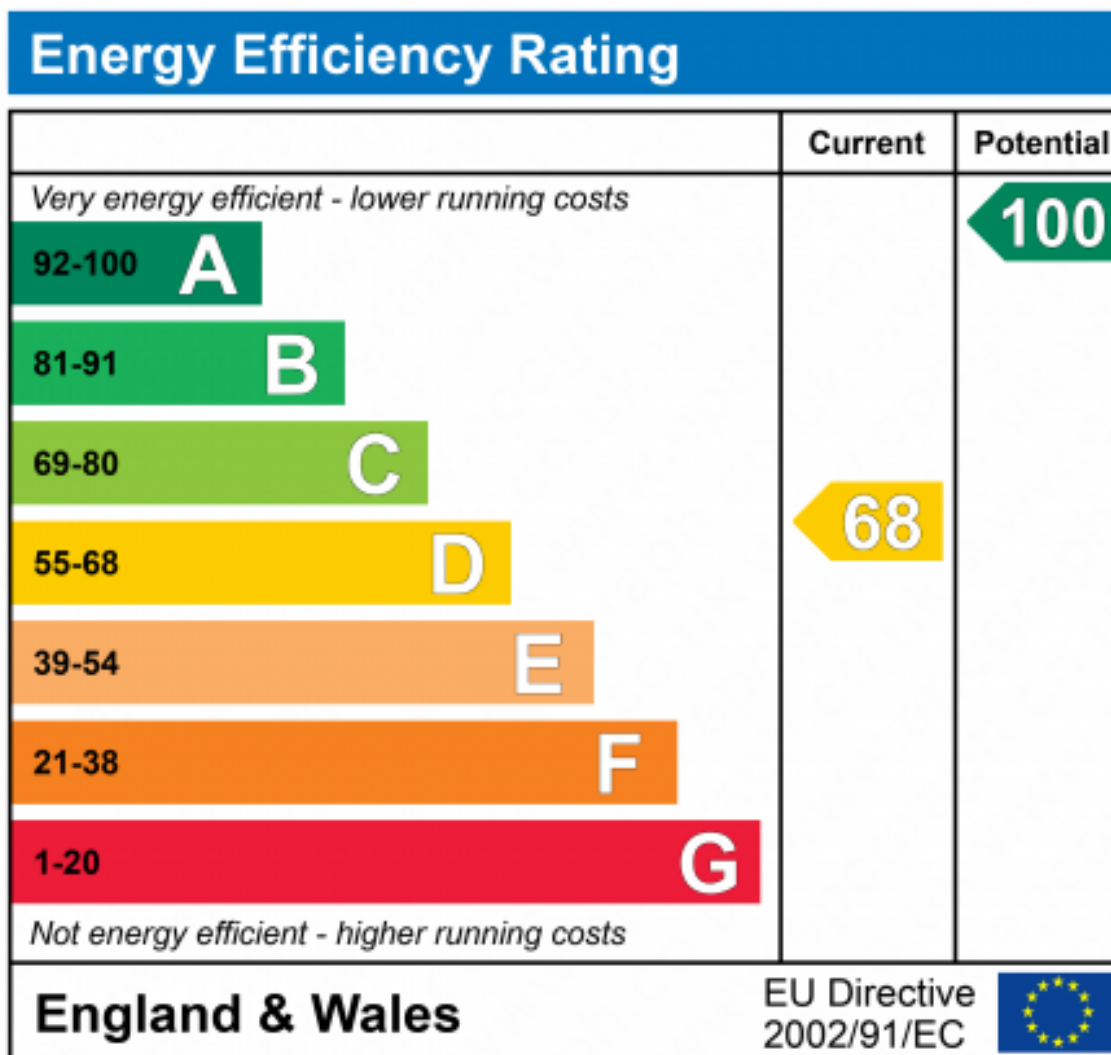


DETACHED 4-BEDROOM HOUSE

TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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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