



Larkfield  
Rectory Road  
Tivetshall St Mary  
NR15 2DD

Guide price : £550,000







- Detached Bungalow
- Five bedrooms
- Open plan Kitchen/dining room/living room
- Lounge
- Orangery/Garden Room
- 0.45 Acre plot
- Field Views to front and rear
- Off road parking for several vehicles

### Location

The Bungalow is situated on the edge of the village with open fields to the front and rear. Tivetshall is located in a rural area around eight miles north of the market town of Diss where there is a mainline rail service to London Liverpool Street. Easy access onto the A140 gives a swift route into Norwich to the north or Ipswich to the south.

### Property

A truly unique opportunity to acquire this stunning five-bedroom detached bungalow, set on an impressive 0.45-acre plot with picturesque field views to both the front and rear. The property is entered via a practical boot room, leading into the heart of the home with a modern kitchen featuring a standalone island breakfast bar, built-in appliances, and a separate utility/laundry room.







The spacious living areas include a formal dining area and an open-plan living room, ideal for both family living and entertaining. The generous master bedroom boasts built-in wardrobes and a recently renovated luxury bathroom with a roll-top bath and separate shower cubicle. Second bedroom with en suite shower room. In addition, there are three further bedrooms and a family bathroom. To the rear of the property, the large lounge flows into an orangery/ garden room, offering stunning views over the beautifully maintained garden. This property combines modern living with peaceful rural surroundings, making it the perfect home for those seeking tranquillity and space. Early viewing is highly recommended.

### Outside

To the front of the property, there is ample off-road parking for several vehicles, offering convenient access to the side of the house. This leads to a substantial brick-built double-length garage, measuring 35ft x 11ft, featuring an electric roller door for easy access and additional storage space. The rear garden offers a fantastic space for both relaxation and outdoor

entertainment. A large patio area with an ornamental pond and waterfall provides a tranquil setting, while a charming summer house with a decking area offers the perfect spot for enjoying the surroundings. The garden is predominantly laid to lawn, with well-maintained raised vegetable beds and fruit trees, ideal for gardening enthusiasts. Additionally, a polytunnel offers the potential for year-round growing. This delightful outdoor space combines practicality with beauty, making it a perfect retreat.

### Services

Mains electricity, mains water and drainage

### How to get there

[hotels.pastime.confronts](https://hotels.pastime.confronts)

### Viewings

By appointment only

### Tenure: Freehold


### Ref: 2/19787

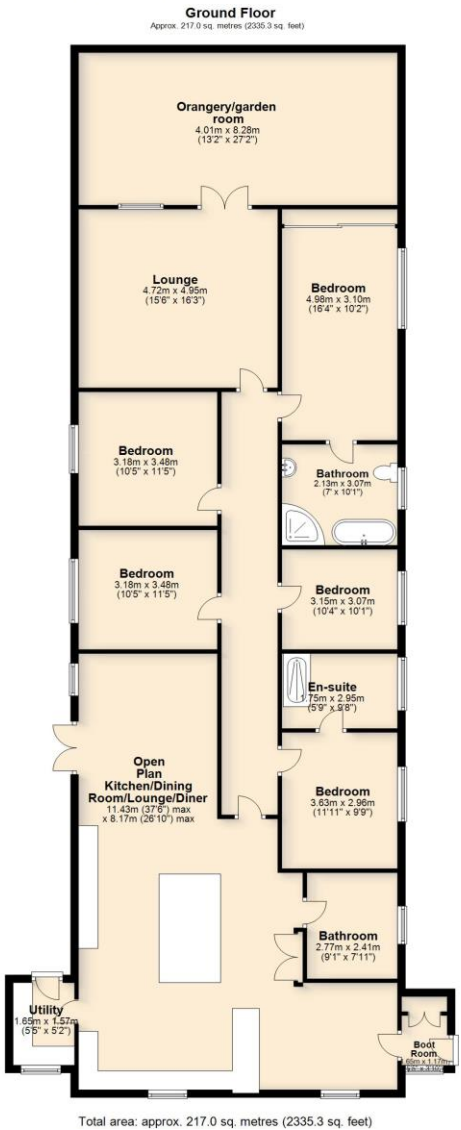
### Council tax band: E

### EPC: D



# Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



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