



**1 Matthews Close, Tasburgh, Norwich, NR15 1LJ**

**Asking Price Of £325,000**



01508 531331

[www.whitleyparish.com](http://www.whitleyparish.com)

# Property Features

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- Large corner plot
- Fully enclosed rear garden
- Walking distance of village school
- Easy commute to Norwich
- Council Tax Band C
- Freehold
- Energy Efficiency Rating D.

## Full Description

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Located in an attractive cul-de-sac this four bedroom link-detached house enjoys a spacious corner plot position within the popular South Norfolk village of Tasburgh which lies only eight miles from Norwich being within commuting distance to the centre of the city. Tasburgh enjoys a strong and active local community with good schooling, a public house/restaurant, village hall with social club and a fine church and for a more extensive range of day to day amenities and facilities these can be found within the village of Long Stratton lying just two or so miles to the south along the A140.

The property comprises of a four bedroom detached house of traditional construction with brick elevations under a pitched tiled roof with upvc double glazed windows and is heated by an oil fired central heating boiler via radiators.

Internally the generously proportioned accommodation is well laid out and flooded by plenty of natural light offering excellent family living space to the ground floor with four bedrooms and a family bathroom to the first floor.

Externally the property is approached via a driveway with parking for up to two vehicles leading to the attached single garage. The rear gardens are of a very generous size, fully enclosed by panelled fencing and brick wall and are mainly laid to lawn.

### AGENTS NOTE

The property has undergone construction works due to historic subsidence from root ingress. Full paper work and certification is available.



The accommodation is as follows:-

### **ENTRANCE HALL**

Stairs to first floor, doors to lounge and kitchen and:-

### **CLOAKROOM**

Two piece suite comprising low level w.c and hand wash basin.

### **LOUNGE/DINER**

Spacious family room flooded by plenty of natural light with ample space for large dining table and chairs and double French doors giving access to the rear garden

### **KITCHEN**

Comprising of a comprehensive range of stylish off white wall and base units with work surfaces over, one and a half bowl stainless steel sink unit with mixer tap, integral dishwasher, electric eye level double oven, four ring induction hob with extractor fan over, plumbing for washing machine, front aspect bay window, door giving access to rear garden.

### **LANDING**

Doors to all bedrooms and bathroom.

### **BEDROOM ONE**

Large rear aspect window with views over the rear garden, built-in wardrobe with mirror doors.

### **BEDROOM TWO**

Again found to the rear of the property and being another generous double bedroom.

### **BEDROOM THREE**

Front aspect window.

### **BEDROOM FOUR**

Front aspect window, access to loft space.

### **BATHROOM**

Three piece suite comprising of panelled bath with shower attachment over, pedestal hand wash basin, WC and frosted window.

**Our Ref: L0966**





Floor 0

Approximate total area<sup>(1)</sup>  
1033.29 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements