



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104  
Norwich 01603 740044

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ICONIC  
ESTATE AGENTS

Rectory Road, Tivetshall St Mary  
£700,000 - Freehold



- Exceptional Detached Family Home
- Four/Five Bedrooms
- Luxury Open Plan Kitchen/Diner
- Versatile Accommodation Throughout
- Breathtaking Field Views
- Pv Panels With Battery Storage
- Double Garage & Ample Parking
- Sought After Village Location
- Luxurious Finish Throughout
- EPC Rating Tbc / Council Tax Band F

## Description

Situated in the desirable village of Tivetshall St Mary, Iconic Estate Agents are delighted to offer for sale, this high end detached family home offering an abundance of space and far-reaching field views.

The recently built property offers a luxurious finish throughout with both flexible and versatile accommodation which comprises; generous entrance hall with doors leading to the study/bedroom 5, cloak room, downstairs bedroom with en-suite, family bathroom and an oak staircase that rises to the first floor. The downstairs accommodation is completed by the open plan kitchen/lounge area that offers a space for families to entertain and relax in this light and airy family orientated room. The 33ft luxury bespoke kitchen/breakfast room boasts a range of wall and base units with quartz worksurface over and a range of integrated appliances along with a separate utility room. The 22ft lounge area offers a roof lantern for additional light and French doors which lead out onto the recently landscaped rear garden.

Upstairs there are three bedrooms off the landing with two boasting en-suite shower rooms with the master further benefitting from a walk-in wardrobe.

The property has been built with versatility in mind and would be ideal for a blended family or as a second home or as a rural retreat for families. There is double glazing throughout, an air source heat pump heating system that offers underfloor heating throughout the downstairs and radiators to the first floor and PV panels with batter storage to ensure that energy efficiency is paramount with this property.

## Outside

Outside the property is accessed from the road via a shingled shared driveway and upon entering the property it opens up to offer ample parking for several vehicles and a detached double garage with electric door.

The landscaped rear garden offers a both a lawn and patio areas with fantastic views over the farmland behind offering breathtaking views.

## Location

Tivitshall St Mary is a village situated to the south of Norwich that gives easy access to the A140 and local villages with long Stratton and Diss being within easy access.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

## Local Authority

South Norfolk Council. 01508 533701  
 Council Tax Band F

## Directions

From the A140 Ipswich Road, turn into Rectory Road where the property can be found on the right hand side.

