



7 Moulton Road, Tivetshall St. Margaret

Offers Over £325,000

7 Moulton Road

Tivetshall St. Margaret, Norwich

This beautifully updated three-bedroom semi-detached home offers an ideal family setting in a quiet village location. With farmhouse-inspired interiors, the ground floor features a spacious open-plan kitchen diner with a central island and log burner, alongside a cosy sitting room with a second log burner, a sunroom and a handy WC. Upstairs, the bedrooms include a large master with built-in storage and a versatile third bedroom designed as a home office. The property boasts a large private garden with fruit trees, mature shrubs, and access to shared garden space and adjacent woodland. With planning permission for a double-sided extension, it presents excellent potential for future expansion.

The Location

Moulton Road, Tivetshall St. Margaret, NR15, this charming property is situated in the picturesque village of Norfolk. Tivetshall St. Margaret offers rural living while remaining conveniently connected to essential amenities. The nearby market town of Long Stratton is just a short 10-minute drive away, providing access to supermarkets, shops, cafes, and local schools. For commuters, Diss train station is approximately 15 minutes by car, offering direct rail links to Norwich and London. Surrounded by beautiful countryside, this location is perfect for outdoor enthusiasts, with numerous walking paths and nature spots to explore. Plus, the nearby A140 provides easy access to both Norwich and Ipswich, making it an ideal balance between peaceful village life and accessibility.





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Tivetshall St. Margaret, Norwich

Moulton Road

Located in a quiet village, this beautifully updated semi-detached home offers an idyllic family living experience with its farmhouse-inspired interiors and serene surroundings. The ground floor boasts a spacious open-plan kitchen and dining area, where a central island takes centre stage, providing ample workspace and additional storage. The space is warmed by one of two log burners, creating a cosy atmosphere.

Complementing the kitchen-diner is a lovely sitting room, where a second log burner sits against a rich blue backdrop, adding a vibrant pop of colour and warmth to the space. This floor also includes a handy WC and a versatile sunroom, offering a bright spot for relaxation, hobbies, or even as an additional family area. Each detail of the ground floor speaks to comfort and functionality.

Upstairs, the property features three generously sized bedrooms. The master bedroom offers plenty of space and built-in storage whilst the third bedroom has been thoughtfully designed as a productive work-from-home space, perfect for those in need of a home office. The family bathroom offers a contemporary four-piece suite with a marble aesthetic, ensuring a relaxing, setting for self-care needs.





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Outside, the property is set on a large private garden plot, featuring an array of plum and apple trees, along with mature shrubs, providing a delightful natural setting. The additional shared garden space and adjacent woodland offer wonderful opportunities for walks, play, and exploration, creating a perfect extension of outdoor living. With planning permission previously approved for a double-sided extension, this home also offers potential for future expansion, making it a truly exceptional opportunity for a growing family.

Agents Note

We understand this property will be sold freehold.

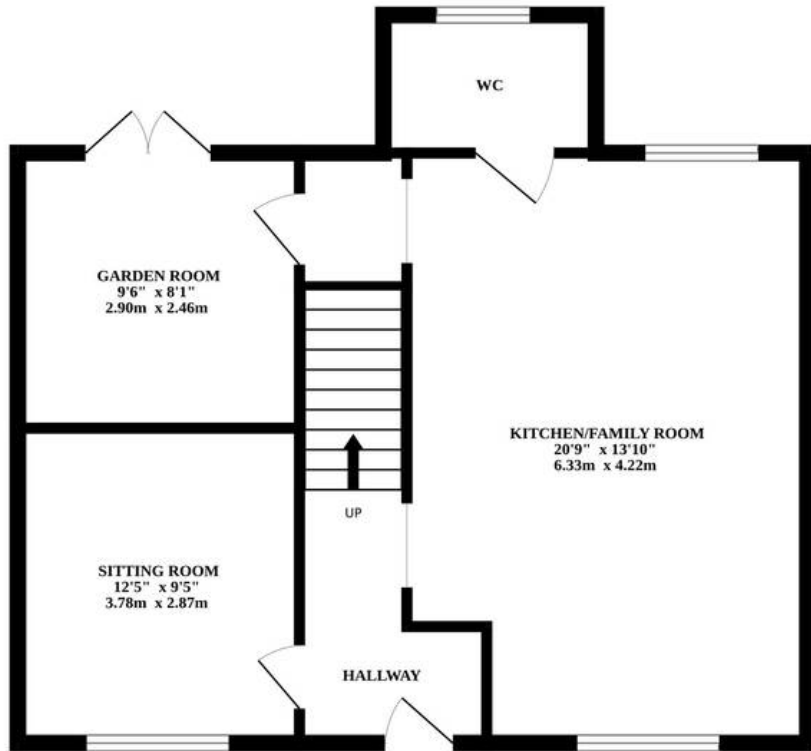
Connected to mains water, electric heating and drainage.

Council Tax Band - B

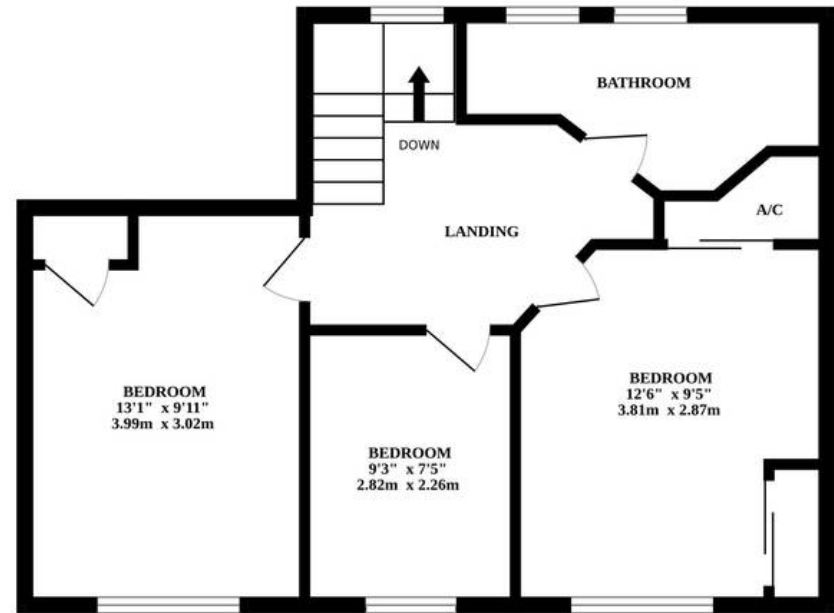
Shared Garden Area towards the rear of the garden.



GROUND FLOOR



1ST FLOOR



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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