



High View Barn Church Lane, Tibenham Norwich NR16 1QD



welcome to

High View Barn Church Lane, Tibenham Norwich

This large and beautifully finished barn conversion awaits new residents. Here is room for everyone and everything – whether you're a large family, you all work from home, or have elderly relatives to consider.

Entrance Hall

Tiled flooring. Double glazed front door allowing natural light in. Then leading into the living room.

Sitting Room

Tiled flooring throughout. characterful beams. windows to front and side aspect. patio doors to rear aspect. Spiral staircase leading to one bedroom and a secondary staircase leading to another bedroom.

Bedroom 1

Tiled flooring throughout the room. walk in wardrobes with access to the En Suite which has the offering of a white suite and window to front aspect.

Bedroom 2

Leading from the spiral staircase you have carpet flooring with bespoke built in wardrobe and then leading to an internal balcony that looks over the sitting room.

Study

Tiled flooring. window to rear aspect. This room has the versatile offering of being another bedroom downstairs.

Kitchen

Leading from the sitting room you come into the very spacious kitchen that offers, wall and base units with integrated appliances. Has the offering of a island in the middle of the kitchen which allows a seating area but also has the electric hob with extractor fan directly above. Plenty of storage throughout. Lots of natural light coming in from the windows and patio doors.

Utility Room

heading on from the kitchen, the utility room offers

another set of units for storage with a built in sink and with plumbing access. Next to the utility room there is a staircase that leads to another bedroom upstairs.

Bedroom 3

Carpet flooring throughout with 4 Velux windows to bring in some natural lighting to the room. built in storage within the eaves of the room also further along the bedroom it leads to a dressing room and an En Suite.

Landing

The landing space from the secondary staircase has access to a family bathroom and bedroom.

Bedroom 4

Carpet flooring with a pair of built in wardrobes and velux windows to allow natural light. Within the bedroom another mini staircase enters to another bedroom.

Bedroom 5

leading from the mini staircase in the 4th bedroom, carpet flooring with velux windows.

Family Bathroom

Hard flooring throughout with a free standing bath, W/C, Wash basin and a small storage cupboard.

Parking

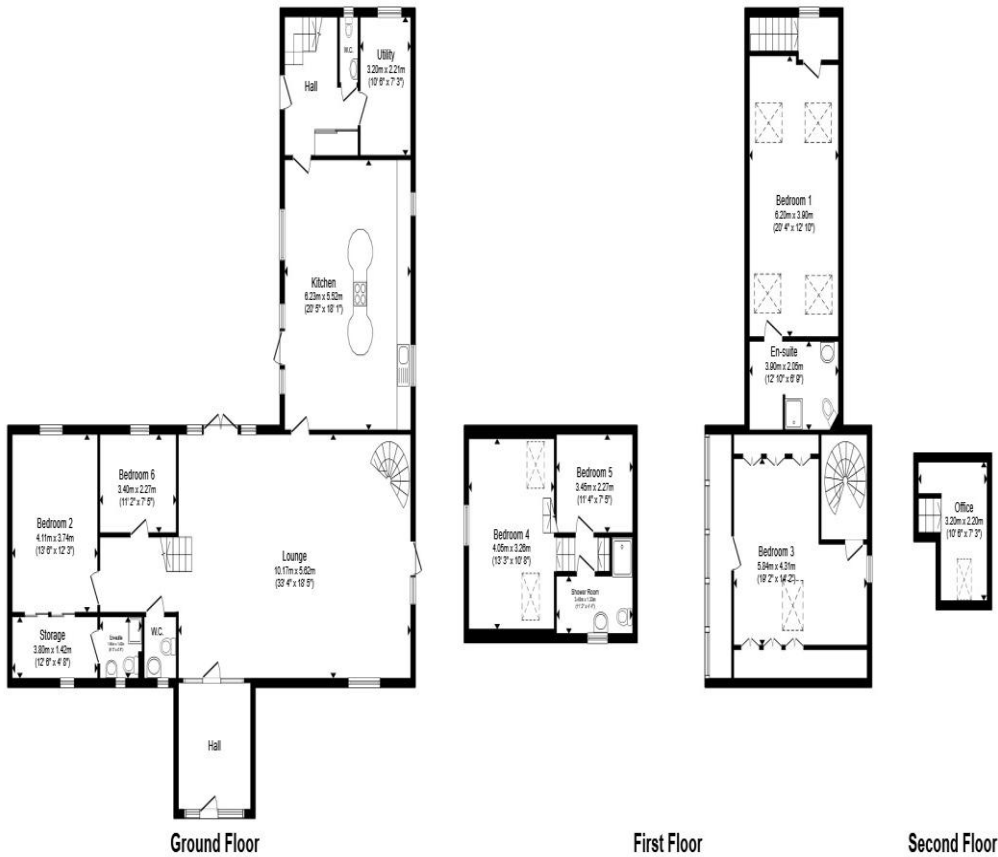
Off road parking to the front of the property which allows comfortable space to allow 7-8 cars on the drive, all starting with a gated entrance.

Garden

Low maintenance garden with fencing determining the boundary of the plot. To the front of the property you have field views.

Agents Note

We are currently awaiting the updated Energy Performance Certificate. Please ask the branch for more information.



Total floor area 277.7 m² (2,989 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

**High View Barn Church Lane,
Tibenham Norwich**

- ****NO ONWARD CHAIN****
- Grade 2 Listed Barn
- Field Views To Front
- 6 Brilliantly Sized Bedrooms
- Charming Enclosed Garden

Tenure: Freehold EPC Rating: B
Council Tax Band: F

£700,000



view this property online williamhbrown.co.uk/Property/DSS111702



Property Ref:
DSS111702 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01379 644719



Diss@williamhbrown.co.uk



1 Navire House Mere Street, DISS, Norfolk,
IP22 4AG



williamhbrown.co.uk