

SALES & LETTINGS

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Tamerisk

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# Tamerisk, Market Street, Tunstead, Norfolk, NR12 8AH

Tamerisk is a beautifully presented, ready to move into, contemporary, detached three-bedroom family home situated on the fringe of the North Norfolk village of Tunstead with easy access to the local amenities that include walking route, cycle paths, a primary school, recreational ground, community village hall and florists. Positively removed from the mainstream bustle inspired by the nearby Norfolk Broads capital, yet still able to access the neighbouring amenities in the surrounding towns of North Walsham, Stalham and Wroxham.

Currently utilised as a successful holiday let, the property is set back from the road and is approached over a shingle expanse providing ample off-road parking, access to a garage and distant views to the front. To the rear, a paved terrace with a pergola, ideal for alfresco dining, extends away to a neatly maintained lawn garden bordered by mature shrubs.







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- DETACHED
- READY TO MOVE INTO
- OPEN PLAN KITCHEN DINER

- OFF-ROAD PARKING & GARAGE
- EASY ACCESS TO LOCAL AMENITIES
- THREE BEDROOMS, ONE WITH EN-SUITE

- BEAUTIFULLY PRESENTED THROUGHOUT
- APPROX ELEVEN MILES TO NORFOLK COASTLINE
- LOCATED ON THE FRINGE OF NORFOLK BROADS CAPITAL

Arranged over two floors, the property enters into a hallway where separate internal doors lead into a cloakroom, a storage cupboard, a lounge and to the heart of the home, an open plan kitchen dining room with breakfast bar and a separate utility two sets of double doors that overlook and open out to the rear garden. To the first floor, a family bathroom and three bedrooms, the master with an en-suite complete the accommodation.

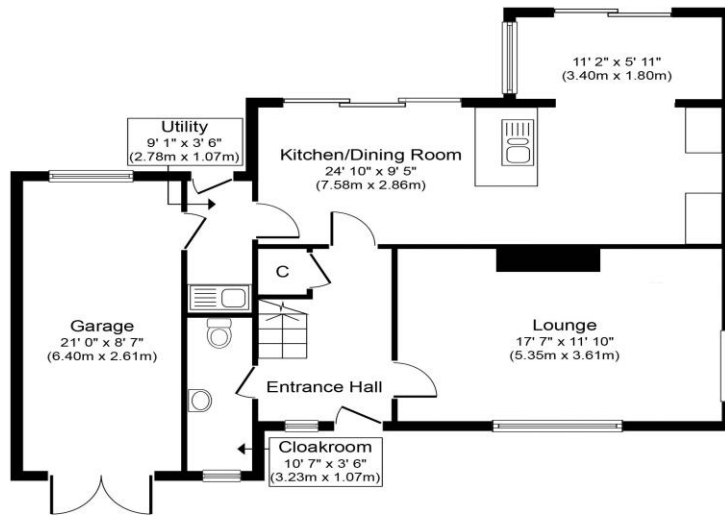
Tamerisk further benefits from its proximity to the Norfolk coastline, with Walcott and Sea Palling beaches less than eleven miles to the north west. The capital city of Norwich with its train station, airport, excellent retail, nightlife and extensive historical interest lies approximately ten miles to the south.



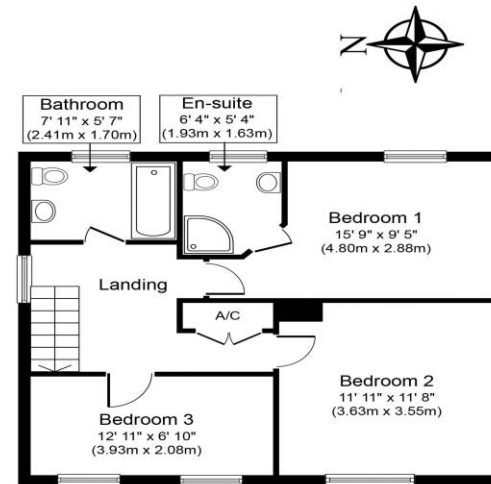




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**Ground Floor**  
Approximate Floor Area  
690 sq. ft.  
(64.1 sq. m.)



**First Floor**  
Approximate Floor Area  
544 sq. ft.  
(50.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		







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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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