



Francis Stone Court, St. Andrews Park, Norwich

Guide Price £725,000 Freehold

Energy Efficiency Rating : C

- ✓ Substantial Detached Family Home
- ✓ Exclusive Location in St. Andrews Park
- ✓ Accommodation Spanning 2235 sq. ft (stms)
- ✓ Four Reception Rooms
- ✓ Two En-Suite, Bathroom and W/C
- ✓ Four Bedrooms with Home Office
- ✓ Split Level, Planted Gardens
- ✓ Double Garage and Parking

**STARKINGS
& WATSON**

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116



APPROX 0.25 ACRE PLOT (stms) situated in the EXCLUSIVE DEVELOPMENT of St. Andrews Park! This BEAUTIFUL HOME boasts accommodation spanning over 2,200 sq. ft (stms) which has PERIOD FEATURES including HIGH CEILINGS, SASH WINDOWS and generous room sizes. Featuring FOUR RECEPTION ROOMS for entertaining, starting the day in the MORNING/BREAKFAST ROOM which is adjacent to the KITCHEN, which leads in the CONSERVATORY and round to the SITTING ROOM which is only divided by FRENCH DOORS and WINDOWS, finally the SNUG/DINING ROOM for a more formal dining and relaxing in a COSY ENVIRONMENT. Also, on the ground floor there is a HOME OFFICE, utility room and CLOAKROOM with stairs leading to the first floor. Upstairs FOUR/FIVE BEDROOMS are accessed off landing with two of the bedrooms currently opened up to create a LARGER DOUBLE BEDROOM comparable in size to the other DOUBLE BEDROOMS which have BUILT IN STORAGE of which TWO are EN SUITE. The gardens are SPLIT LEVEL and boast MATURE PLANTINGS.

LOCATION

St. Andrews Park is situated East of the Cathedral City of Norwich. There are a wide range of local amenities including primary school, supermarket, opticians, doctors' surgeries and a regular bus route to Norwich and Norwich Train Station. Dussindale is located close to the A47 providing easy access to both Great Yarmouth and the A11 heading towards London.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 0GW), but to help...Leave Norwich heading East along the Thorpe Road. Continue past the train station and over two sets of traffic lights. Continue along and through the River Green. Continue through to the mini round about and take the second exit. Continue through to the next roundabout and take the third exit. On entering St. Andrews Park bare round passing The Old Chapel and into Francis Stone Court where the property can be found on the right hand side.

AGENTS NOTE

The property is situated in St. Andrews Park with shared communal areas. An annual service charge in the region of £600 is due.

Approached via a hardstanding driveway which leads to the parking area with space for multiple vehicles, access to the double garage, rear gardens. There is a pathway that leads off from the driveway through a shrub and lawned garden to the front door.

Entrance door to:

ENTRANCE HALL

16' 2" x 11' 3" Max (4.93m x 3.43m) Karndean Flooring, radiator, double glazed window to front x2, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling, doors to:



STUDY

13' 4" x 8' 4" Max (4.06m x 2.54m) Wood effect flooring, radiator, uPVC double glazed window to front x2, smooth covered ceiling, door to entrance hall, double doors to:

SITTING ROOM

16' 7" x 13' 4" Max (5.05m x 4.06m) Gas flame effect fire set within decorative surround and, hearth, fitted carpet, radiator x2, double glazed window to rear x2, television point, smooth covered ceiling with recessed spotlights, double doors to:

CONSERVATORY

23' 4" x 11' 4" Max (7.11m x 3.45m) Karndean Flooring, double glazed window to side, double glazed window to rear, double glazed French doors to rear, television point, air conditioning unit, double doors to:

BREAKFAST ROOM

11' 7" x 11' 4" (3.53m x 3.45m) Karndean Flooring, vertical radiator, double glazed window to rear, smooth covered ceiling, double doors to entrance hall, opening to:

KITCHEN/BREAKFAST ROOM

12' 9" x 11' 6" (3.89m x 3.51m) Fitted range of wall and base level units with square edged work surfaces, inset sink and drainer unit with mixer tap, matching up-stands, inset electric hob, built-in electric oven and microwave combination with glass splash back, integrated full height fridge, integrated dishwasher, built-in breakfast bar, under cupboard lighting, plinth level lighting, Karndean

Flooring, double glazed window to rear x2, smooth covered ceiling, door to entrance hall.

UTILITY ROOM

8' 9" x 5' 2" (2.67m x 1.57m) Fitted range of wall and base level units with complementary rolled edge work surfaces, inset sink and drainer unit with mixer tap, tiled splash backs, space for washing machine, Karndean Flooring, radiator, door to side, smooth covered ceiling with recessed spotlights.

SNUG

9' 0" x 8' 2" Max (2.74m x 2.49m) Wood effect flooring, radiator, double glazed window to front, smooth covered ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, Karndean Flooring, radiator, double glazed window to front, smooth covered ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to front, built-in double airing cupboard, smooth covered ceiling, doors to:

DOUBLE BEDROOM

16' 9" x 12' 5" Max (5.11m x 3.78m) Fitted carpet, radiator, double glazed window to front x2, range of built-in bedroom furniture, smooth covered ceiling, air conditioning, door to:







EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with twin head thermostatically controlled rainfall shower, tiled walls, wall mounted vanity mirror with lighting, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

12' 6" x 11' 8" Max (3.81m x 3.56m) Fitted carpet, radiator, double glazed window to front x2, range of built-in bedroom furniture, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, tiled flooring, vertical radiator, obscure double glazed window to front, smooth ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

19' 0" x 9' 3" Max (5.79m x 2.82m) Fitted carpet, radiator, double glazed window to rear x2, air conditioning, smooth coved ceiling.



FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer shower tap, tiled walls, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, vertical radiator, obscure double glazed window to side, smooth ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

13' 4" x 10' 10" Max (4.06m x 3.3m) Fitted carpet, radiator, double glazed window to front x2, smooth coved ceiling.

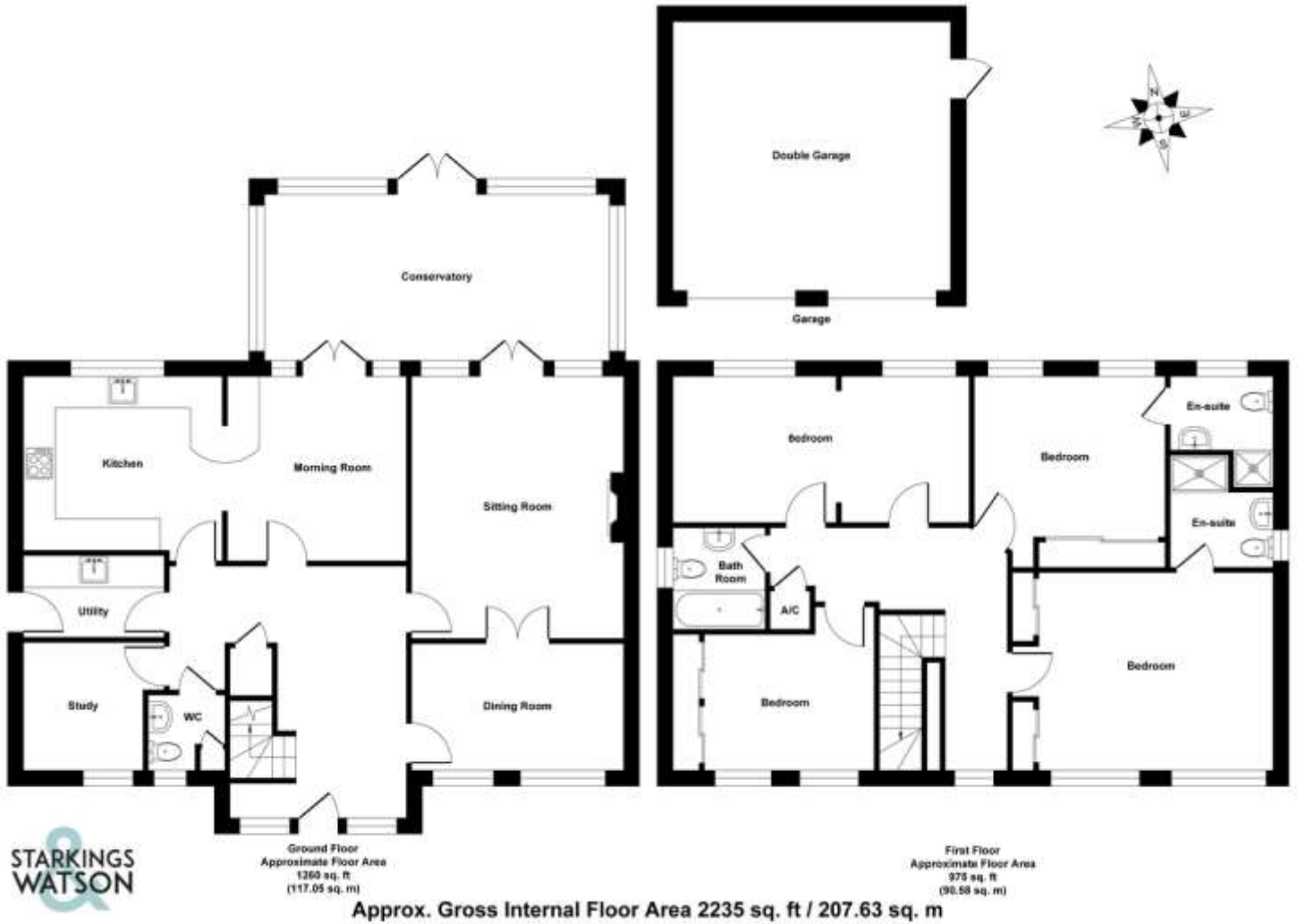
OUTSIDE

Immediately outside this wonderful home, there is a generous patio with a low level brick wall dividing it from the rest of the gardens. Heading up the steps, there is an area of lawn which connects to the private, foliage screened area that could be used for dining or a hot tub with a raised decking under foot and rockery around the border. Passing the summer house there is a walkway behind that leads to the further raised decking which is home to a vegetable garden and with further space for entertaining.

DOUBLE GARAGE

17' 7" x 17' 3" (5.36m x 5.26m) Up and over door to front x2, door to side, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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