

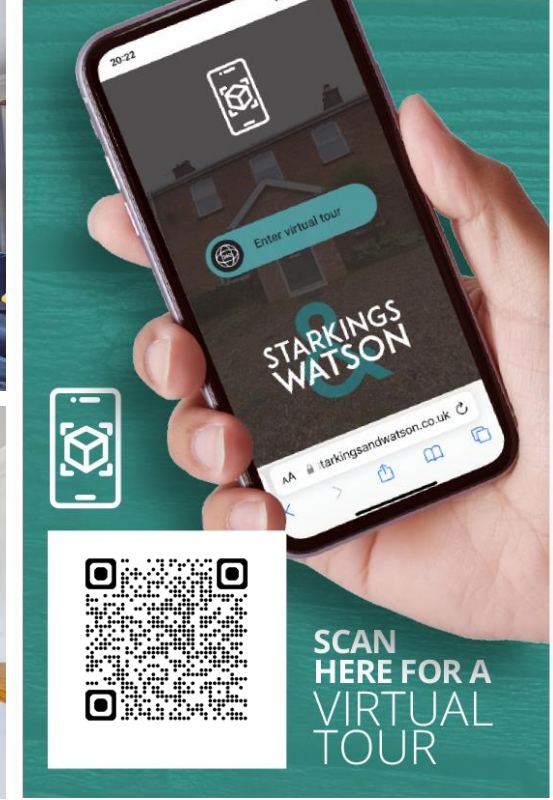
ROOKERY CLOSE

Horsford, Norwich NR10 3GU

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Detached House
- Separate 14' Sitting & 12' Dining Rooms
- Ground Floor Study/Playroom
- Kitchen Leading To Utility Room
- Four Double Bedrooms
- Family Bathroom & Two En-Suites
- Driveway & Double Garage
- Private & Enclosed Rear Garden

IN SUMMARY

Occupying a CORNER PLOT, this immaculately presented 2020 BUILT DETACHED FAMILY HOME spans just over 1450 Sq. ft (stms) in total, and offers an array of quality fittings throughout. With a NHBC WARRANTY still in place, the property has been carefully decorated and presented in SHOW HOME CONDITION. The ground floor offers separate SITTING and DINING rooms, a study, cloakroom, KITCHEN with INTEGRATED APPLIANCES and UTILITY ROOM - all finished to the highest standard. The first floor gives way to FOUR DOUBLE BEDROOMS, with two boasting EN-SUITE shower rooms, with all having use of the FAMILY BATHROOM. Externally, a pristine and private rear garden leads to the detached DOUBLE GARAGE.

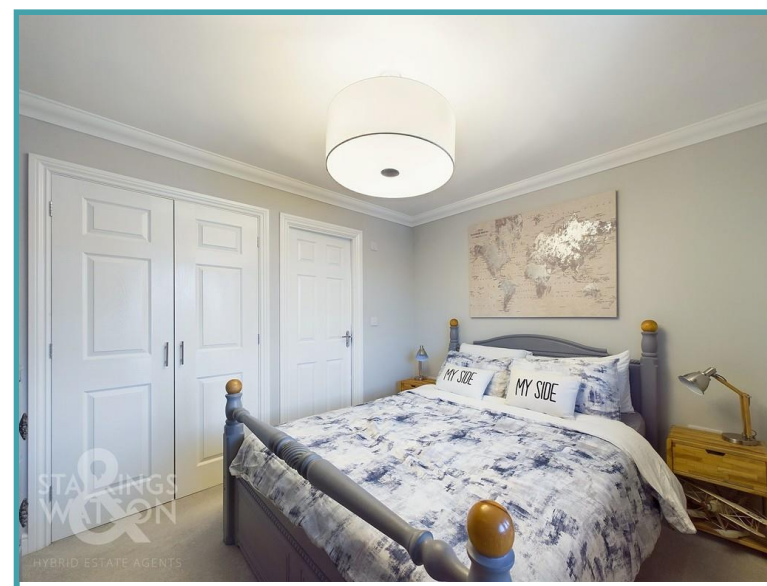
SETTING THE SCENE

As you turn into this sought after development you will be greeted with this home occupying the corner plot to your right. The property is fronted by a slender iron fence, flagstone path and manicured front garden space with bark chipping. A brick weave driveway will lead you just beyond the property where the parking spaces and access to the double garage can be found. The garage is fully insulated, benefitting from smooth ceilings with

downlighting, electric sockets, own sub mains electric supply and fitted carpet, creating the ideal gym or playroom space if wished.

THE GRAND TOUR

Stepping inside you will find yourself in the central hallway giving access to all rooms as well as handy under the stairs storage. The entirety of the downstairs accommodation is heated by underfloor heating with zoned controls whilst the first floor uses conventional radiators. Turning to your right is the versatile space currently being used as a play room with carpeted flooring making for the perfect home office/study too. Sitting alongside this room is the two piece cloakroom, a desirable essential in any sizeable family home. Sitting adjacent to the play room is the main sitting room, a dual aspect living space with wooden French doors leading in to the separate dining room currently boasting an impressively sized formal dining table overlooking the rear garden. Through a second set of doors you will find yourself in the spacious and flawlessly finished kitchen with integrated double ovens, hob and extraction above, dishwasher and a range of wall and base mounted storage set around wooden worktops. This room gives way to the utility room, with additional storage, integrated washing machine and inlet for a tumble dryer. The first floor landing allows easy access into all four bedrooms, additional storage and immediately into the three piece family bathroom complete with wall mounted heated towel rail. The largest of the bedrooms is found to your left at the front of the property, a large double bedroom with a dual aspect, built in wardrobes and en-suite shower room with walk-in shower cubicle. The second room sits on the opposite side of the



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



property, also with a front facing aspect and three piece en-suite shower room. The third bedroom sits at the rear of the property next to the largest, a good sized double bedroom complete with built in wardrobes. And finally, the smaller of the four, can be found adjacent to this room, a smaller double bedroom offering built in storage space.

THE GREAT OUTDOORS

As you exit into the rear garden you are firstly met with the slab patio seating area, ideal for hosting family and friends leading on to the predominantly laid to lawn, flawless rear garden space with planting borders. Sitting at the rear of the kitchen are three external taps, one with warm soft water, one with cold soft water and another with cold hard water, suitable for all needs. Exiting from the utility room you will be able to make the most of an additional patio seating area tucked away from the elements, the perfect spot to enjoy a coffee with the morning sun.

OUT & ABOUT

Situated in Horsford, a popular village, which lies to the North side of Norwich, offering a range of local amenities including Village School and Hall, recreation ground, local shopping facilities and bus services to Norwich. The village is highly sought after, and benefits from access to the Broadland Northway which connects to the A47 for Norwich, Yarmouth and also onto the A11 for access to London.

FIND US

Postcode : NR10 3GU

What3Words : ///invite.retraced.harder

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An annual service charge for the upkeep of the communal green space is charged in the region of £120 per annum.

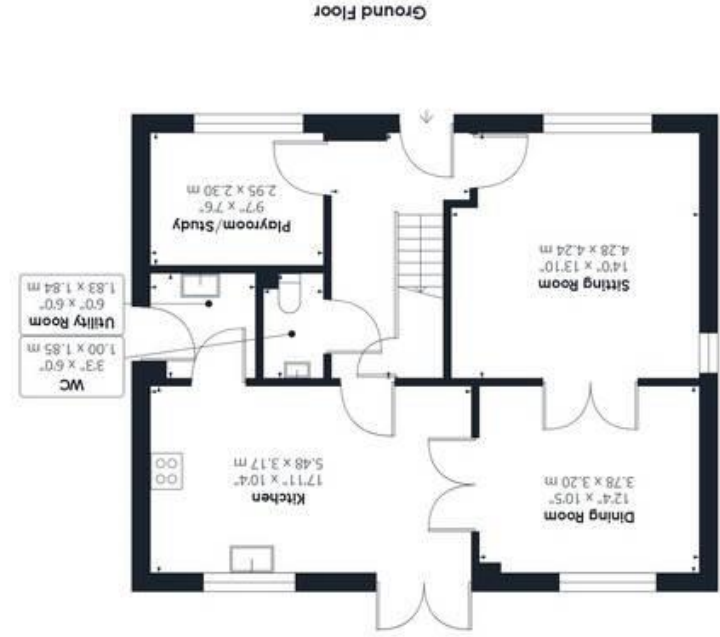
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor



Floor 1

Approximate total area^m
 1453.33 ft²
 135.02 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.