

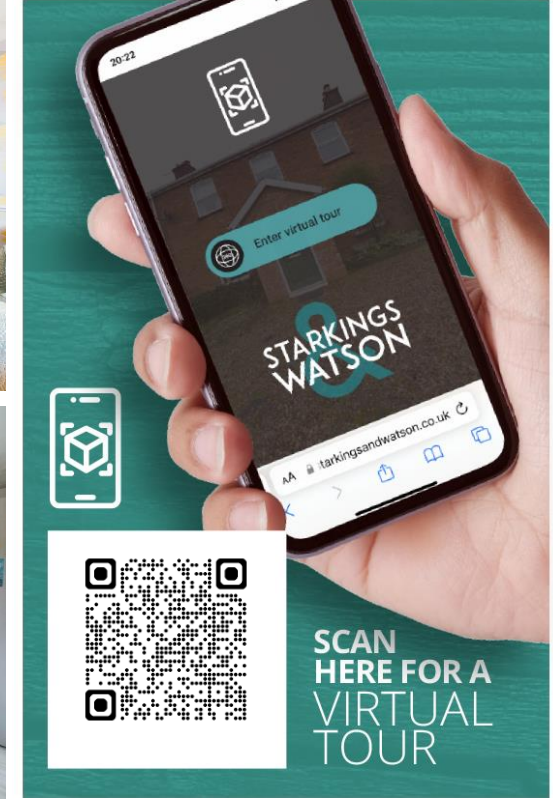
ROUNDWAY DOWN

Thorpe St. Andrew NR7 0NR

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Link-Detached Home
- Quiet Cul-De-Sac Setting
- 15' Sitting Room
- Recently Updated Kitchen/Dining Room
- Three Bedrooms
- Bathroom & Updated En-Suite
- Private & Enclosed Rear Garden
- Off Road Parking & Garage

IN SUMMARY

This IMMACULATE link-detached home is offered with ENCLOSED GARDENS, garage and DRIVEWAY, whilst enjoying a CUL-DE-SAC SETTING within the popular DUSSINDALE DEVELOPMENT- close to NORWICH and the BROADLAND NORTHWAY (NDR). With attractive uPVC DOUBLE GLAZING, a replacement CENTRAL HEATING BOILER when our vendors purchased, and a FANTASTIC MODERNISED OPEN PLAN kitchen/dining room. The accommodation offers a HALL ENTRANCE, 15' SITTING ROOM and FRENCH DOORS from the kitchen to the rear garden. Upstairs, THREE BEDROOMS and the FAMILY BATHROOM lead off the landing, with ALL the BEDROOMS boasting BUILT-IN WARDROBES, and the main bedroom an EN SUITE SHOWER ROOM. To the rear, the garden is NEWLY FENCED, with a PATIO and lawned area completing the property.

SETTING THE SCENE

Tucked away at the end of this quiet, cul-de-sac setting, the property emerges to your right with a shingle frontage and flagstone pathway leading

towards the front door with a pitched and tiled awning above. The driveway for off road parking sits to the right in front of the access to the brick garage.

THE GRAND TOUR

Immediately as you step inside, the property leads you towards the stairs for the first floor with a small entrance porch fitted with wood flooring underfoot and radiator to the side. Turning to your right, a spacious sitting room laid with wood flooring underfoot is fronted with a uPVC double glazed window with radiator below at the front. This space offers ample floor space for a choice of soft furnishings. The open plan kitchen dining room has benefited from a recent upgrade complete with understairs storage and a range of wall and base mounted units, whilst the kitchen includes an inset four ring gas hob with electric oven below and extraction above, glass splash back, a composite sink and plumbing for washing machine. Sitting adjacent is the formal dining space with uPVC French doors leading into the rear garden and radiator to the side. On the first floor, the central landing gives access to all three bedrooms as well as the three piece family bathroom with tiled flooring offering a frosted double glazed window and shower over the bath. The larger of the three bedrooms sits to your right with a dual frontage front aspect, built in wardrobe and carpeted flooring. This room also benefits from a recently updated en-suite shower room featuring a corner shower unit, heated towel rail and fully tiled surround. The second bedroom sits towards the rear of the property, also benefiting from a built in



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



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wardrobe. This space backs onto the rear garden with double glazed windows and radiator below, carpeted flooring and offers enough space for a double bed. Adjacent is the smaller of the three rooms currently serving as a study, this room would make the ideal nursery or single bedroom if preferred.

THE GREAT OUTDOORS

The rear garden is fully enclosed on all sides with timber fencing and planting borders surrounding the edges of the lawned garden while immediately as you exit a flagstone patio area creates the ideal spot to enjoy the summer sunshine with private access door into the rear of the garage.

OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

FIND US

Postcode : NR7 0NR

What3Words : ///beats.bike.bands

VIRTUAL TOUR

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

GIRAFFE 360

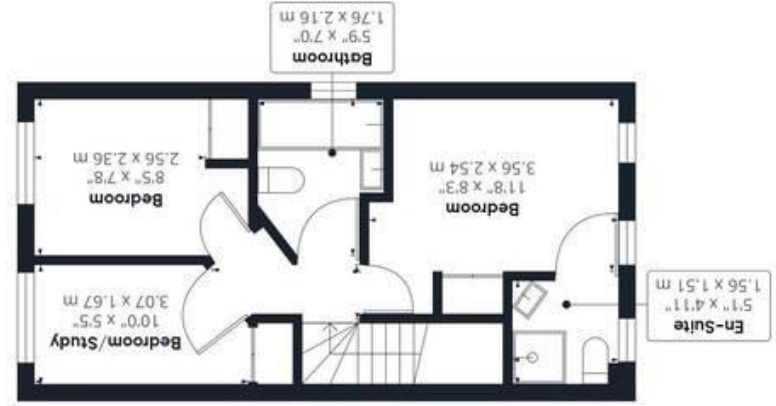
Calculations are based on RICS IPMS 3C standard.
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area^m
 839.15 ft²
 77.96 m²

STARKINGS WATSON
 HYBRID ESTATE AGENTS

Floor 1



Ground Floor

