



Desborough Way, Norwich - NR7 0RR



Desborough Way

Norwich

Tucked away at the end of this SOUGHT AFTER QUIET DRIVE in the heart of DUSSINDALE you will find this WELL KEPT DETACHED HOME extending to approximately 1530 Sq. ft (stms) including an INTEGRAL DOUBLE GARAGE. The house has been a much loved FAMILY HOME for a number of years for the current vendors and is presented in good order comprising a HALL ENTRANCE, KITCHEN/BREAKFAST ROOM, GROUND FLOOR W.C and 24' SITTING ROOM, flowing to a further GARDEN ROOM. The first floor offers a 14' MAIN BEDROOM with EN SUITE BATHROOM, three further BEDROOMS and a FAMILY BATHROOM. Externally there are PRIVATE and WELL KEPT GARDENS to the rear as well as front gardens, a LARGE DRIVEWAY with PLENTY of PARKING leading to the DOUBLE GARAGE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

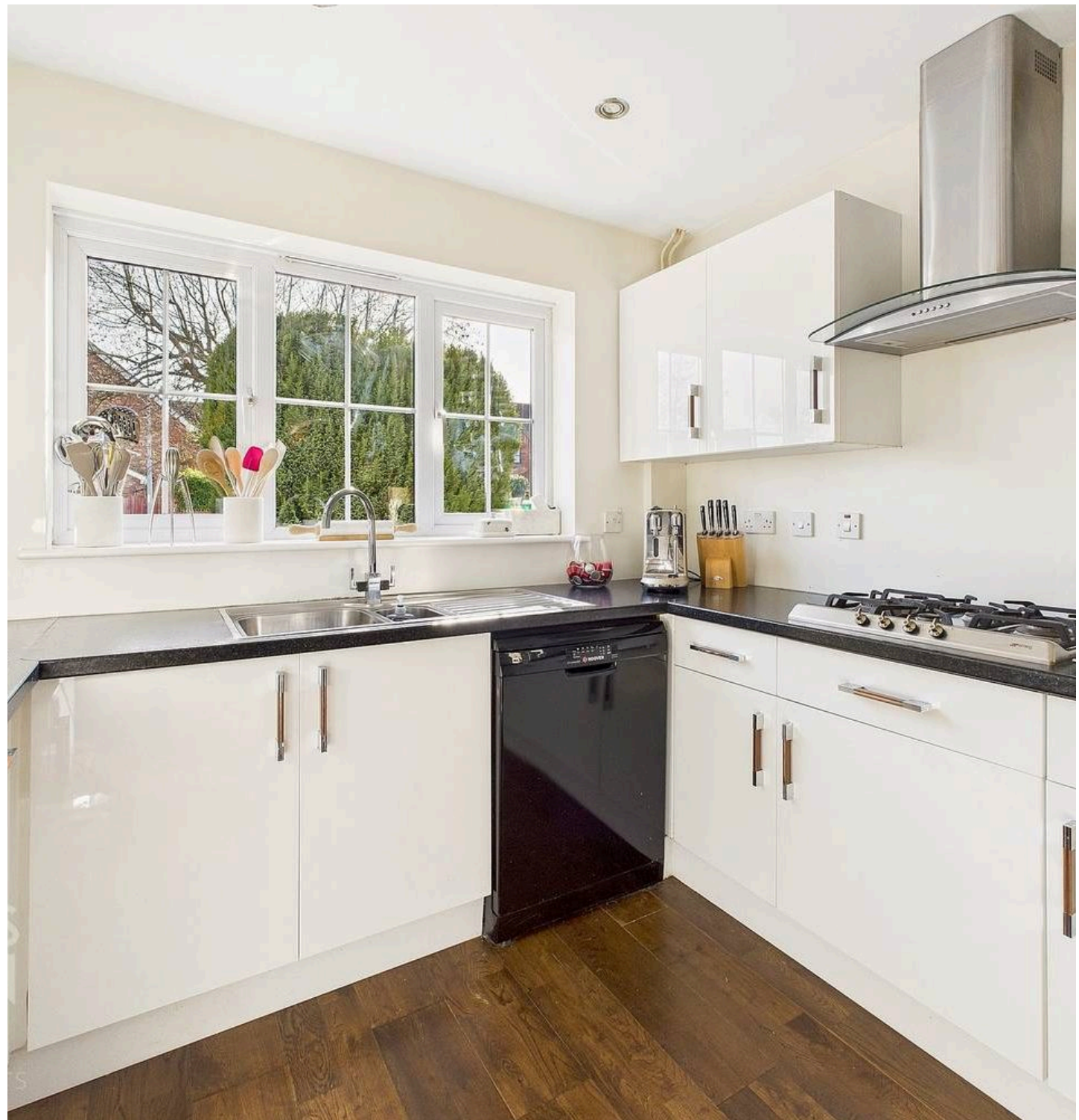


- Prime NR7 Location
- Four Bedroom Detached House
- Residing in a Quiet Drive
- Over 1530 Sq Ft. (stms)
- Contemporary Feel With Modern Décor
- 24' Open Plan Sitting & Garden Room
- Private & Enclosed Rear Garden
- Large Driveway & Integral Double Garage

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.

SETTING THE SCENE

Approaching the property you will find a generous frontage with tandem driveway in front of the integral double garage featuring two up and over doors. Adjacent, a patio enclosed garden space with mature shrubs and opportunity for a flowerbed. The main entrance can be found to the front of the property.



THE GRAND TOUR

Upon entering the property, a generous hallway provides a bright and airy ambiance, characterised by light walls and ceilings, stylish wood flooring, and a carpeted staircase ascending to the first floor. Immediately to the left, the kitchen area incorporates a practical utility space and a door providing side access to the property. Dark work surfaces offer a striking contrast to the range of wall and floor base storage units, extending to a breakfast bar that fosters an ideal social setting. Integrated oven and hob units are included, along with a stainless steel sink and mixer tap positioned beneath the uPVC double glazed window. Further along the hallway, a convenient understairs cupboard offers valuable storage, with a contemporary two-piece ground floor W.C situated opposite. Completing the ground floor accommodation is the expansive 24' sitting room, which opens seamlessly into the garden room. This well-proportioned space benefits from an abundance of natural light and exudes a luxurious feel with carpeted flooring and ample room for furnishings. A feature fireplace, framed by a wood mantel, serves as an attractive focal point. The garden room continues with carpeted flooring and offers substantial space, currently accommodating a large dining table and providing views of the private, enclosed garden with twin French doors.

Ascending to the first-floor landing, an L-shaped hallway provides access to all first-floor rooms. The main bedroom enjoys views to the front of the property and features contemporary décor, ample space for a king-size bed and additional furniture. The ensuite bathroom is appointed with a glass-enclosed shower featuring contemporary tiled splashbacks, wood flooring, a floating vanity unit with storage, bowl sink and a waterfall mixer tap. Two further double bedrooms benefit from carpeted flooring, uPVC double glazed windows and radiators, while a fourth bedroom is currently utilised as a study.

Completing the first floor is the family bathroom, which offers a contemporary three-piece suite including a shower over the bath with a glass splashback and tiled surround. A vanity unit provides storage and features a further bowl-style sink with a mixer tap.

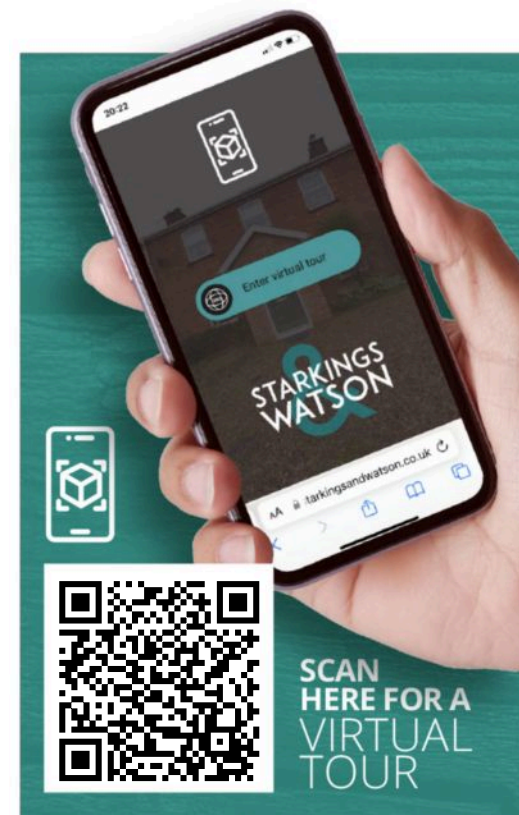
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VIRTUAL TOUR

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



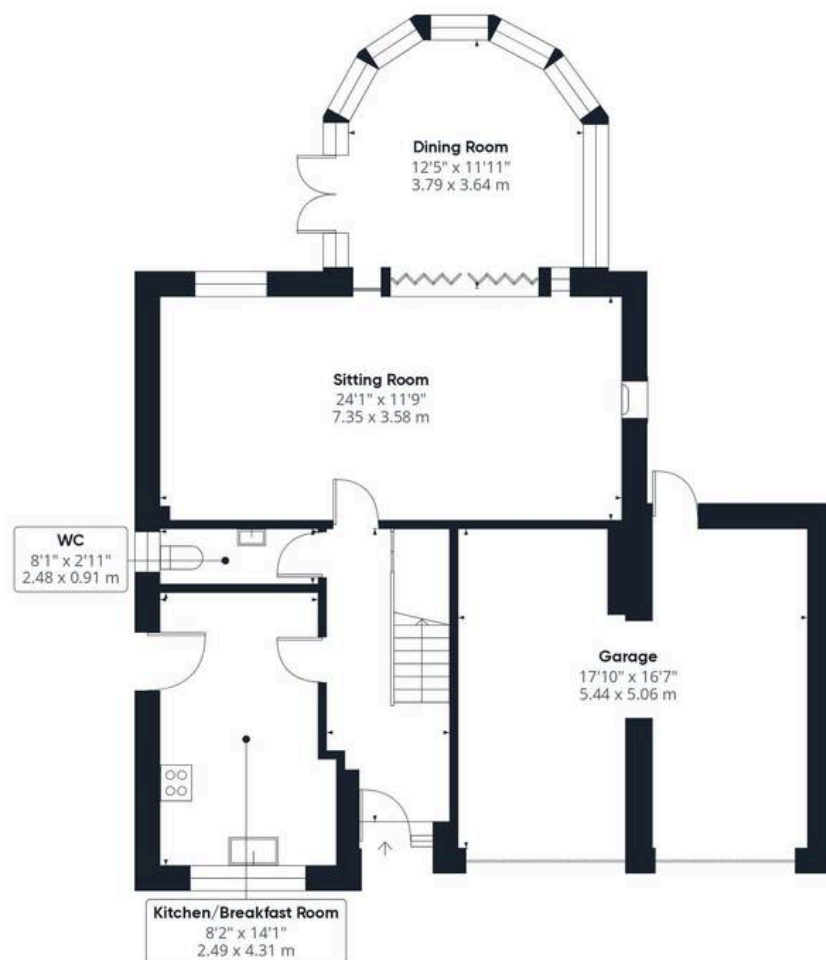




THE GREAT OUTDOORS

The rear garden features a paved walkway extending along the side of the property, providing access to the front and to a secure access door into the double garage. The remainder of the garden is predominantly laid to lawn, enhanced by established flower beds with mature shrubs bordering the perimeter. A substantial patio area also features, complemented by an attractive shingle border, offering ample space for outdoor furniture and creating a sun-drenched area during the summer months.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1532.25 ft²

142.35 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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