



Association Way, Norwich - NR7 0TQ

**STARKINGS
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HYBRID ESTATE AGENTS



Association Way

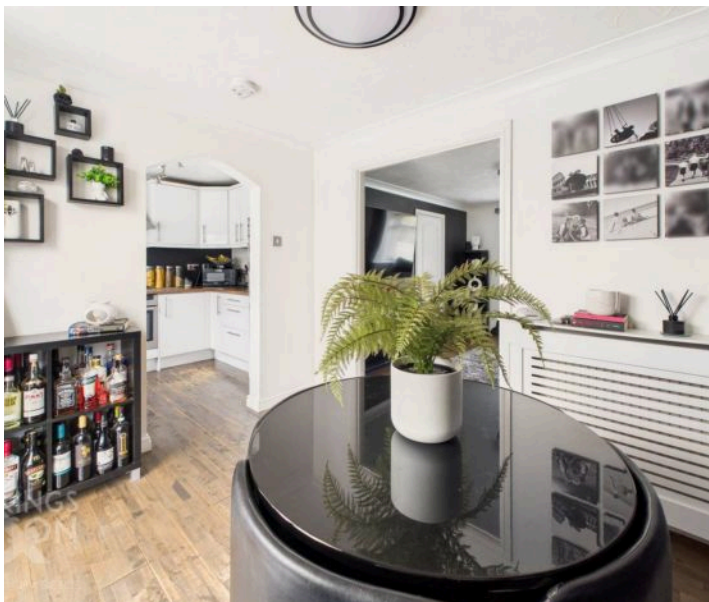
Norwich

Situated at the end of this ever popular street in a quiet close sits this DETACHED family home spanning a little over 900 Sq. Ft (stms). the ground floor offers an attractive FREE-FLOWING layout comprising the sitting room, dining room and kitchen with INTEGRATED APPLIANCES and separate SUNROOM at the very rear of the home. The rear of the GARAGE has been converted to create an additional living area, ideal as a HOME OFFICE. The first floor landing splits to grant access into THREE DOUBLE BEDROOMS as well as the FOUR PIECE family bathroom suite and ground floor WC. The rear garden is FULLY ENCLOSED with timber fencing and houses both a lawn and patio seating area with wooden pergola also. to the front, OFF ROAD PARKING comes in the form of a DRIVEWAY in front of the garage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

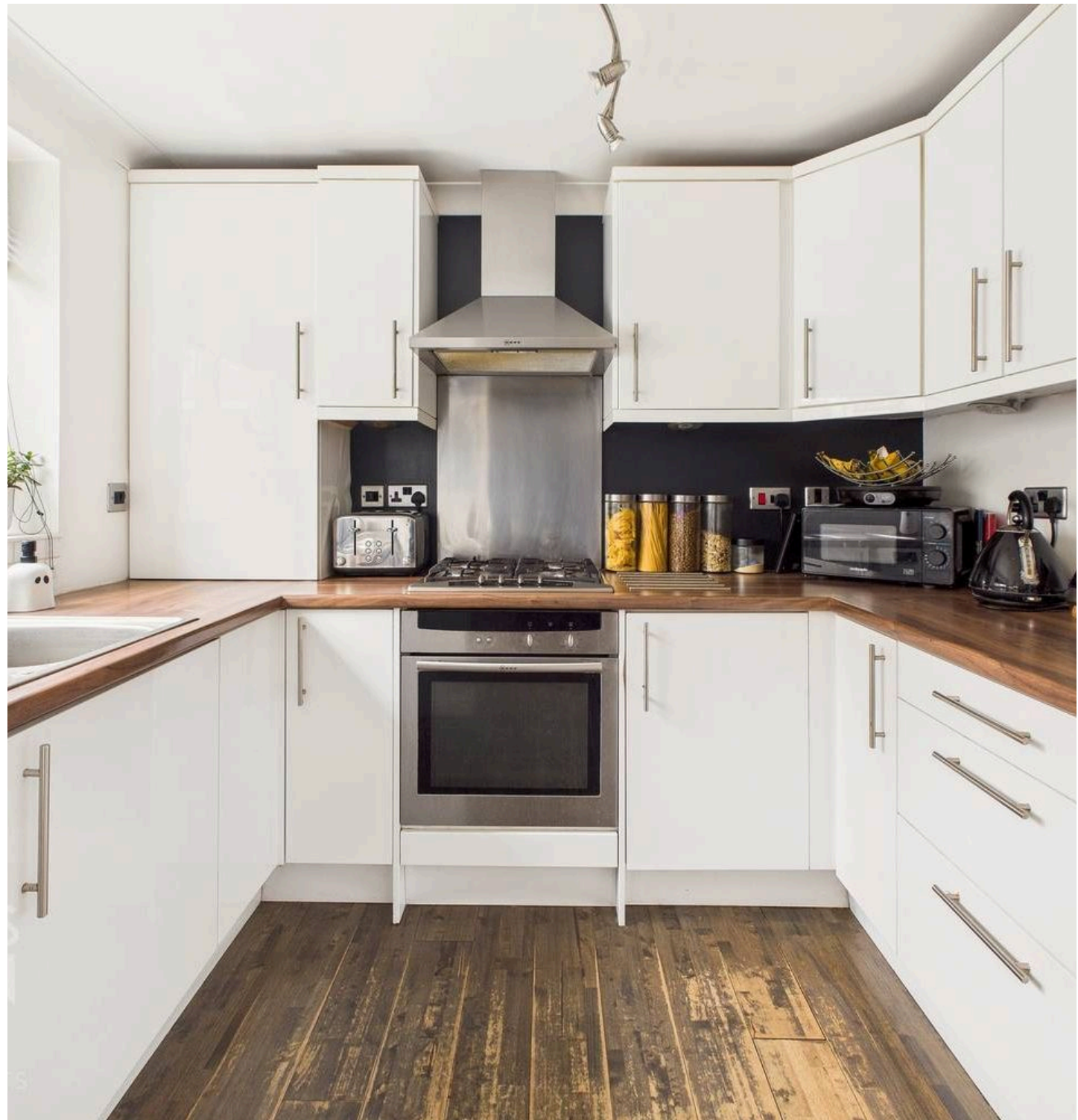


- Detached House
- Free-Flowing Ground Floor
- Separate Sitting & Dining Rooms Flowing Into Sunroom
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Four Piece Family Bathroom & Separate WC
- Fully Enclosed Rear Garden
- Driveway & Garage With Rear Conversion For Office Space

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

The property can be found at the end of this popular street where a quiet close emerges with off road parking coming on the tarmac driveway and colourful planting borders outside the very front of the home.



THE GRAND TOUR

Once inside, the central lobby allows access to all living accommodation on the ground floor as well as stairs for the first floor and access to a handy two piece WC located under the stairs with low level radiator. The same hard wearing solid wood flooring lines the ground floor accommodation with the sitting room emerging to the left with a box bay fronted uPVC double glazed window allowing natural light to fill the space where a free flowing design is ideal to family living. Just off from the sitting room a formal dining room can also be found with access directly into the sunroom at the very rear of the home through uPVC double glazed sliding doors where the space is laid with all tiled flooring housing French doors onto the rear garden patio. The kitchen comes just off from the dining room where a mixture of wall and base mounted storage units can be found with wooden effect work surfaces giving way to an integrated oven and four ring gas burner hob with extraction above and plumbing for the washing machine with space left for a standalone fridge freezer.

The first floor landing splits to allow access into all three of the double bedrooms within the property as well as the four piece family bathroom suite updated by the owners to offer an attractive setting of where a wide array of vanity storage can be found with separate bath and shower and low level radiator. The first two double bedrooms come towards the front of the home with the slightly smaller benefiting from built in storage over the stairs occupying a front facing aspect with floor space more than large enough to accommodate a double bed whilst the third double bedroom sits just next door again with large carpeted floor space suited to a double bed with additional soft furnishings. The largest of the bedrooms sits at the very rear of the home and has views over the rear garden with mirrored built in wardrobes leaving the floor space open to accommodate a large double bed with additional soft furnishings.

FIND US

Postcode : NR7 0TQ

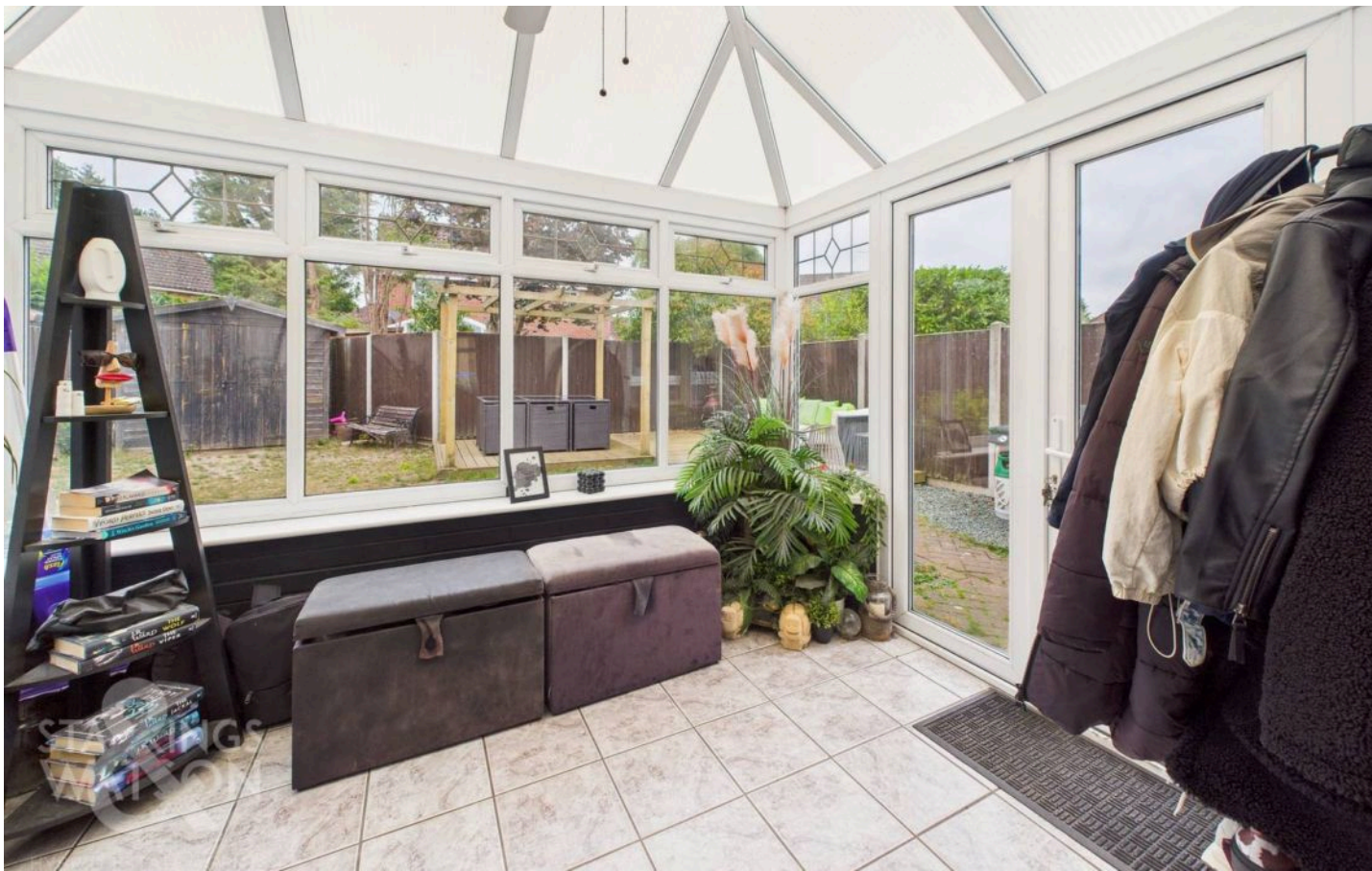
What3Words : [///zealous.estate.loves](#)

VIRTUAL TOUR

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



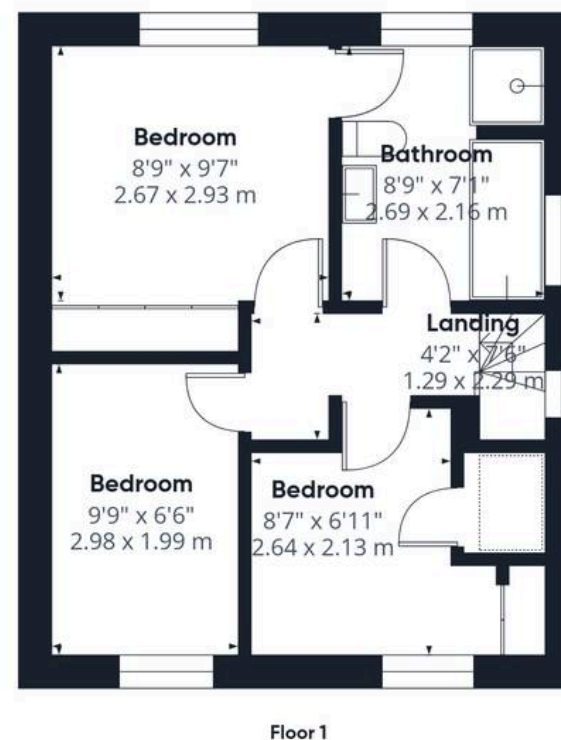
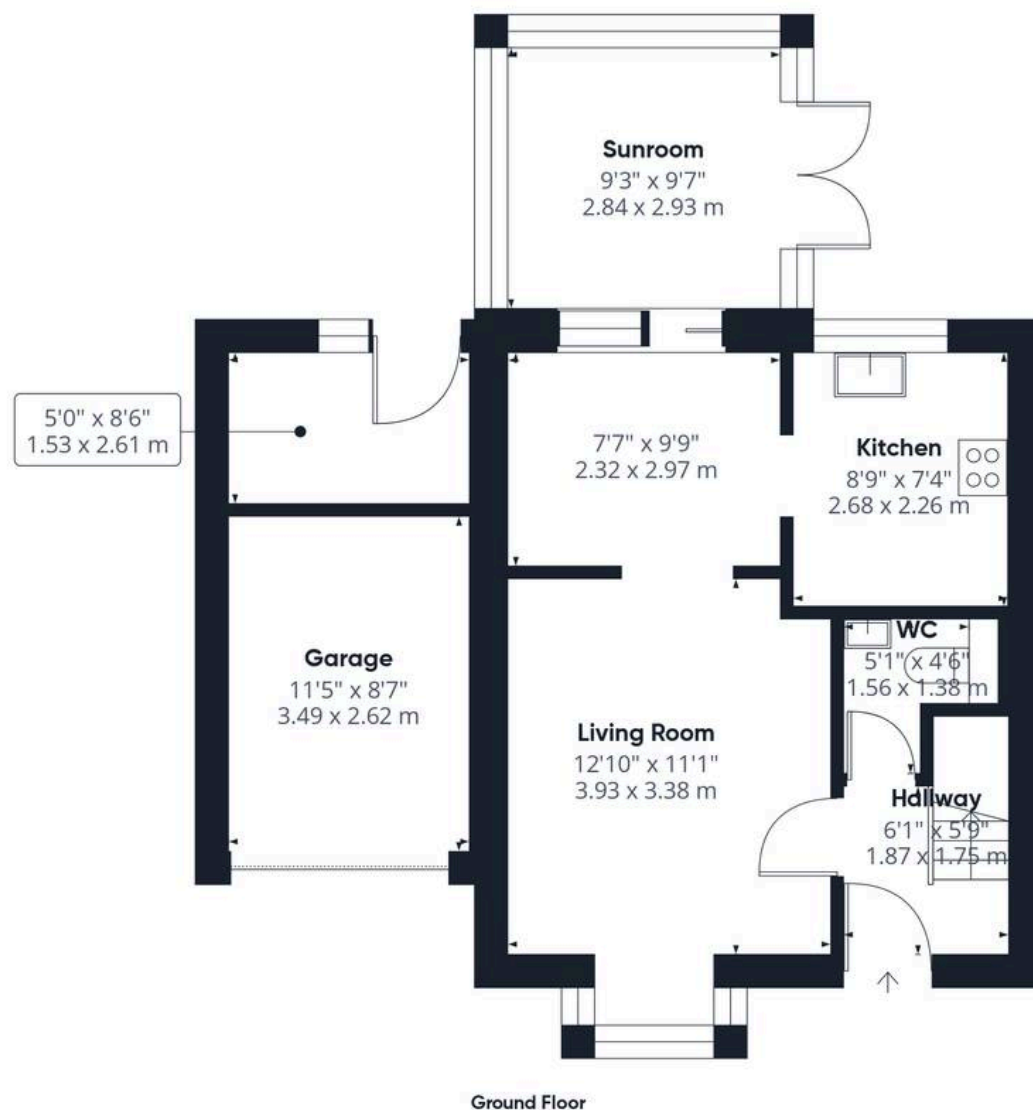




THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing where the space has been landscaped by the current owners to allow for a patio seating space with raised wooden decked seating area complete with timber pergola built overhead. Due to its slightly larger size and design, the garden can easily accommodate a large timber storage shed with access coming towards the rear of the garage where converted space makes the ideal external utility area, home office or additional storage space.





Approximate total area⁽¹⁾
909 ft²
84.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 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.