



Marston Moor, Norwich - NR7 0TL



Marston Moor

Norwich

Occupying an enviable CORNER PLOT at the end of a quiet CUL-DE-SAC, this stunning DETACHED FAMILY HOME is IMMACULATELY PRESENTED, boasting over 1,100 Sq. Ft (stms) of living accommodation. Upon entering, you are greeted by a welcoming HALLWAY ENTRANCE with a convenient W.C and staircase leading to the upper floor. To the left, the 15' DUAL ASPECT SITTING/DINING ROOM breathes natural light with French doors opening to the garden, while the 11' VERSATILE RECEPTION ROOM (also suitable as a FIFTH BEDROOM) offers flexibility in use. The heart of the home lies in the HIGH SPECIFICATION MODERN KITCHEN, complete with Italian imported granite worktops and INTEGRAL APPLIANCES, complemented by a separate UTILITY ROOM for added functionality. Upstairs, four generously proportioned BEDROOMS await, including a MAIN BEDROOM with a newly updated three-piece ENSUITE BATHROOM. Whilst the FAMILY BATHROOM can be found from the hallway.

Stepping outside, the NON OVERLOOKED PRIVATE & ENCLOSED GARDEN offering serenity and seclusion, whilst ample DRIVEWAY PARKING can be found to the front with a SEPARATE DOUBLE GARAGE.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home
- 15' Dual Aspect Sitting/ Dining Room
- High Specification Modern Kitchen & Separate Utility Room
- 11' Versatile Reception Room or Fifth Bedroom
- Four Bedrooms
- Non Overlooked Private & Enclosed Garden
- Driveway Parking & Separate Double Garage
- End of Cul-De-Sac Setting

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 set back from the road at the end of a no-through-road, over looking green space, initially offering driveway parking and a separate double garage. Beyond, a flagstone pathway bisects the laid to lawn frontage, surrounded by well established plantings and shrubs leading to the main entrance.

THE GRAND TOUR

Stepping inside, the recently updated hallway entrance offers new hard flooring for ease of maintenance, with space for outdoor wear. Stairs rise to the first floor, integrated storage and a conveniently located two piece W.C at the end of the hall, with individual glass mosaic tiles. Stepping through to the 15' sitting and dining room, enjoying a dual aspect, flooding the space with natural light and French doors opening to the garden, the room allowing for a range of soft furnishing layouts with additional space available for formal dining. To the right from the hallway the 11' reception room can be found. This versatile space provides the perfect home office or fifth bedroom, with carpeted flooring running underfoot. Across the hall, the high specification modern kitchen offers space for breakfast bar seating with the kitchen itself offering a range of wall and base storage cupboards including Neff double ovens, gas hob and extractor. The exquisite Italian imported granite worktops provide ample space for food preparation. To the corner of the room, a door opens to the separate utility room offering further base mounted storage, an inset sink and mixer tap, wine rack, space for a large fridge freezer and access to the garden.

Ascending the recently redecorated stairway with new carpets, to the galleried first floor landing with bespoke fitted banister, also newly carpeted flooring runs underfoot with an integral storage cupboard. The main bedroom can be found at the end of the hall towards the front of the home, enjoying a front facing aspect. Offering space for a large double bed and further storage furniture. The secondary door opening to the three piece ensuite bathroom. Recently refitted to a very high standard and including a shower over the bath and a glass splashback, with vanity storage beneath the sink. Adjacent a single bedroom can be found, with fitted carpets and a radiator, currently used as a dressing room. Two further double rooms can be found at the other end of the hallway, both with fitted carpets and uPVC double glazing. Completing the accommodation, a three piece family bathroom offers convenience and is currently undergoing renovation ready for the new owners.

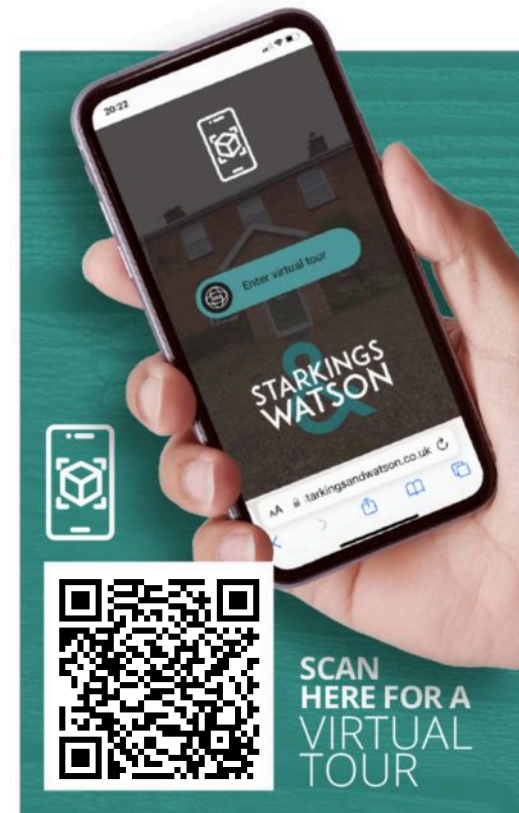
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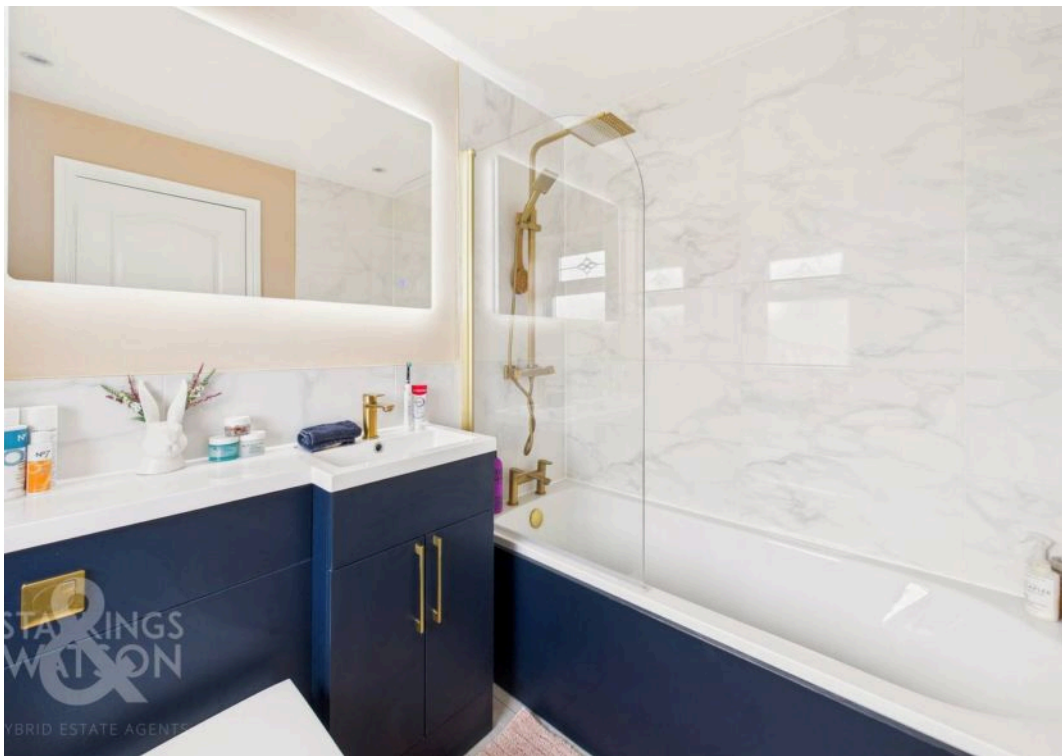
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What3Words : ///hangs.comb.twist

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the rear garden offers a totally private outlook and is fully enclosed with brick wall and timber panel fencing. Initially offering a flagstone patio, perfect for outdoor furniture to enjoy the summer months. The remainder of the garden is primarily laid to a well kept lawn and is bordered with a range of mature trees and shrubs, a wooden latch and brace side gate to the right allows access to the properties frontage. Ideally situated in walking distance to many amenities, including schools, supermarkets, table tennis clubs and a dentist to mention a few.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1191 ft²

110.7 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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