



Association Way, Norwich - NR7 0TQ



Association Way

Norwich

NO CHAIN! Occupying a prominent positioning in this ever popular street, this DETACHED HOUSE boasts a spacious a FREE-FLOWING LAYOUT spanning just under 1,000 Sq. Ft (stms). The HALLWAY ENTRANCE includes a convenient two piece W.C and stairs rising. The ground floor also includes a 17' SITTING ROOM, enjoying a generous DUAL ASPECT, flooding the room with natural light, adjacent the 18'ft KITCHEN and DINING ROOM boasts INTEGRATED APPLIANCES and a KITCHEN ISLAND. Heading upstairs, THREE BEDROOMS and a FAMILY BATHROOM open from the landing, additionally the MAIN BEDROOM boasts an ENSUITE SHOWER ROOM. The rear GARDEN is fully enclosed with timber panel fencing and houses both a laid lawn and a generous flagstone patio. To the front, DRIVEWAY PARKING is available for multiple vehicles and leading to the GARAGE benefitting from an electric roller door.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Detached House
- 18' Open Plan Sitting Room/Garden Office/Study
- 18' Open Plan Kitchen/ Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Driveway Parking & Garage
- Private & Enclosed Rear Garden

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, opening to a sweeping driveway bordered with a small shingle garden and mature shrubs and brick weave leading up to the garage. The main entrance can be found to the front of the property on the left hand side.



THE GRAND TOUR

Stepping inside, the spacious hallway entrance offers tiled flooring underfoot for ease of maintenance with a door opening to a conveniently located two piece W.C, enjoying a wall mounted low level heated towel rail. Stairs rise the first floor to the front, whilst to the left hand side the door gives way to the 17' dual aspect sitting room. Flooded with natural light from uPVC double glazed windows and sliding French doors opening to the garden. The space enjoys a light and bright feel allowing for a range of soft furnishing layouts whilst carpeted flooring runs underfoot. The kitchen and dining room can be accessed both from the sitting room and the hallway. Additionally enjoying a dual aspect, the kitchen itself includes a range of wall and base storage cupboards and integrated appliances including a fridge/freezer, wine fridge, dishwasher, 'Neff' double oven, gas hob and extractor above. The room is centred around a useful kitchen island, with ample space available for a formal dining table.

Ascending the stairs to the carpeted first floor landing, a convenient airing cupboard can be found whilst doors give way to three bedrooms. To the right, the main bedroom enjoying fitted carpeted flooring, uPVC double glazed windows and a radiator with ample room for storage furniture and separate door opening to a three piece en-suite shower including a glass enclosed shower cubicle, vanity storage below the sink and a wall mounted heater towel rail. The second double room can be found across the hall with further fitted carpeted flooring, enjoying a front facing aspect. The third room is perfect as a single bedroom or could be used as a useful study space. Completing the accommodation, the three piece bathroom also opens from the landing enjoying predominantly tiled walls and floor including spacious bath, skimmed ceilings with spotlights and a large wall mounted heated towel rail.

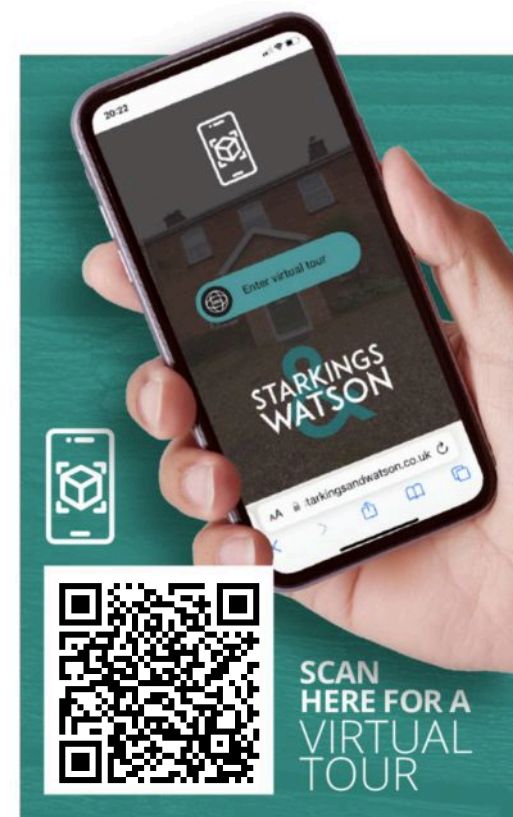
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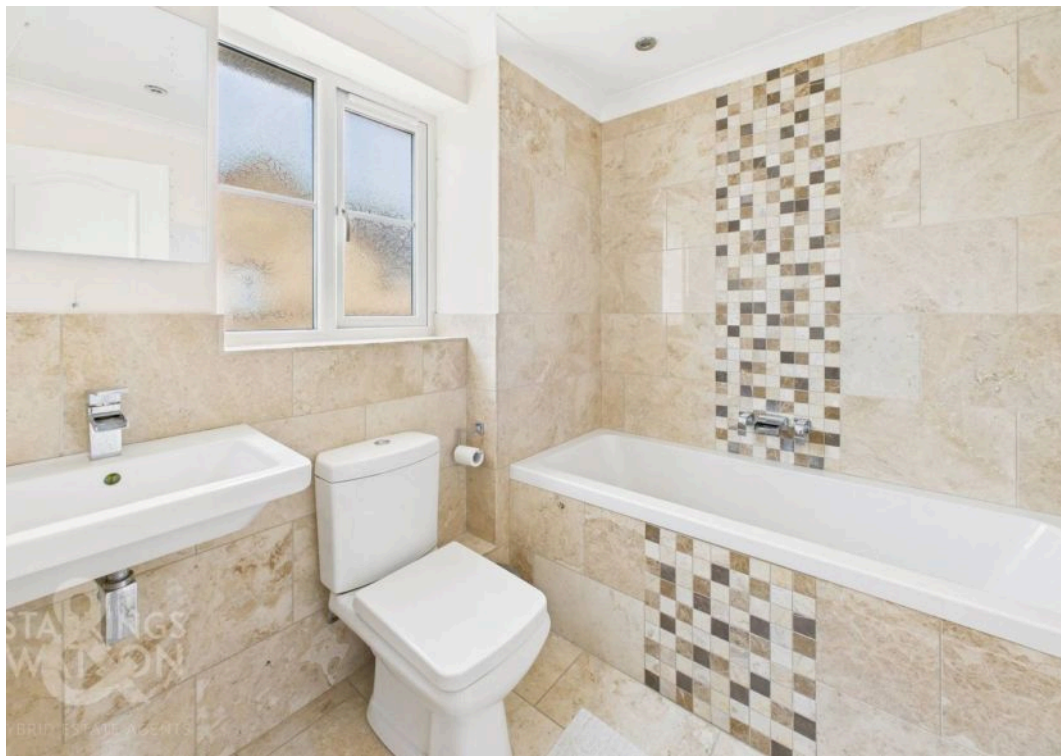
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What3Words : [///plot.safely.online](http://plot.safely.online)

VIRTUAL TOUR

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



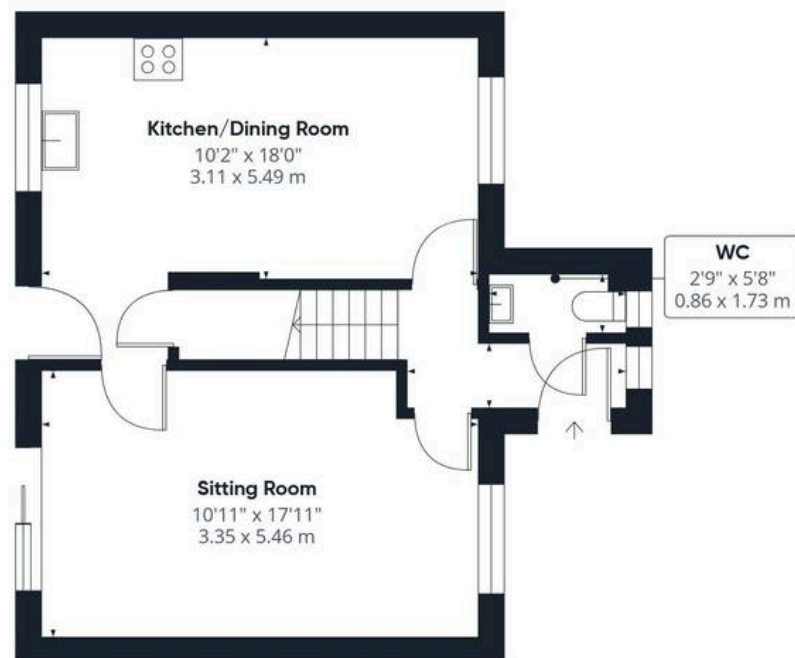




THE GREAT OUTDOORS

Stepping outside, the rear garden is privately enclosed with timber panel fencing initially offering a flagstone patio perfect for outdoor furniture to enjoy the summer months, extending to the wooden latch and brace side gate providing access to the front and to the hot tub. The patio also wraps round to a substantial outside office/ studio, with power and double doors. The remainder of the garden is predominantly laid to lawn with a raised border home to a range plantings, shrubs and trees.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

908 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.

GIRAFFE360



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