

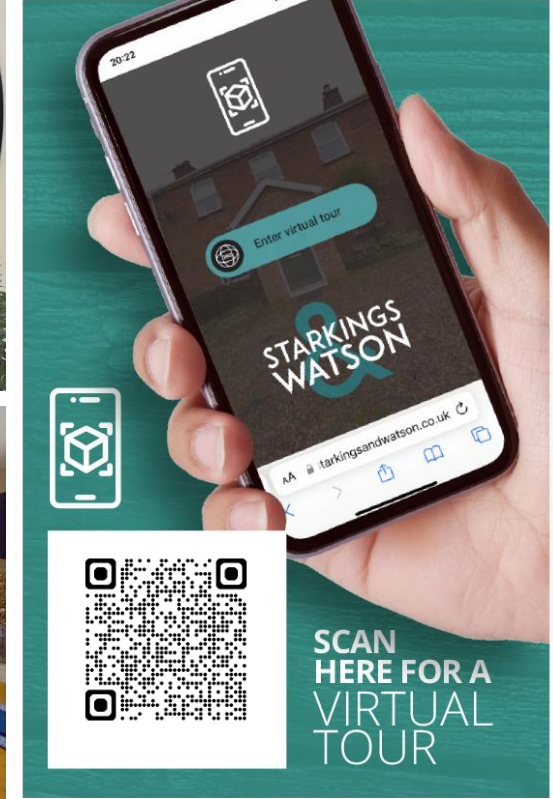
SAXIFRAGE CLOSE

Tharston, Norwich NR15 2ZU

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

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STARKINGS
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- Overlooking Green Space
- Modern Semi-Detached Home
- Hall Entrance
- Sitting Room & Adjacent W.C
- 15' Kitchen/Dining Room with French Doors
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden, Car Port & Field Views to Rear

IN SUMMARY

Guide Price £250,000-£260,000. OVERLOOKING GREEN SPACE, this semi-detached MODERN FAMILY HOME enjoys FIELD VIEWS to rear, and an IMMACULATE INTERIOR. Extending to over 800 Sq. ft (stms) internally, the overall plot is EQUALLY IMPRESSIVE, with a landscaped frontage, REAR GARDEN with CENTRAL LAWN and OPEN REAR ASPECT, along with the TANDEM PARKING including the CAR PORT. Stepping inside, a HALL ENTRANCE takes you to the 13' sitting room, with the W.C and 15' KITCHEN/DINING ROOM beyond. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE and further FAMILY BATHROOM.

SETTING THE SCENE

Overlooking green space, an attractive pebbled front garden greets you, with a pathway leading to the front door. The adjacent car port provides parking for several vehicles in tandem, with a timber access gate to the garden.

THE GRAND TOUR

Heading inside you step into the hall entrance, complete with tiled flooring and stairs to the first floor. A door leads into the sitting room, enjoying the views to front, whilst being focused on a feature wood panelled wall. Wood effect flooring runs under foot, with a glazed door into the kitchen/dining room. To your left as you enter is the W.C, a spacious room with a two piece suite, contrasting painted walls, tiled splash backs and flooring. Storage can be found under the stairs, with the kitchen/dining room being finished with tiled flooring, and French doors which lead onto the rear garden. A modern range of wall and base level kitchen units sit to one end, including an inset ceramic hob and built-in electric double oven, along with a washing machine, dishwasher and fridge freezer. Matching up-stands and tiled splash backs run around the work surface, along with under-cupboard spot lights. Heading upstairs, the landing leads to all three bedrooms with the smaller being used as a study/dressing room and completed with wood effect flooring. The main bedroom leads off to an en suite shower room - complete with half tiled walls, rainfall shower and heated towel rail. The family bathroom is completed in a different style, incorporating a bath with half tiled walls.

THE GREAT OUTDOORS

Heading outside, a timber decked seating area runs across the width of the property, leading to a fully enclosed lawned garden, with timber panelled fencing. Planted borders run to one side, with a further raised timber decked seating area which backs onto the fields behind.



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OUT & ABOUT

The popular South Norfolk village of Tharston is located adjacent to Long Stratton, which offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the south. The town offers a main line railway station serving London Liverpool Street.

FIND US

Postcode : NR15 2ZU

What3Words : ///dominate.plug.arose

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge of £150 PA is charged for the upkeep of the communal green space on the development.

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.

Price:



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GIRAFFE 360

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

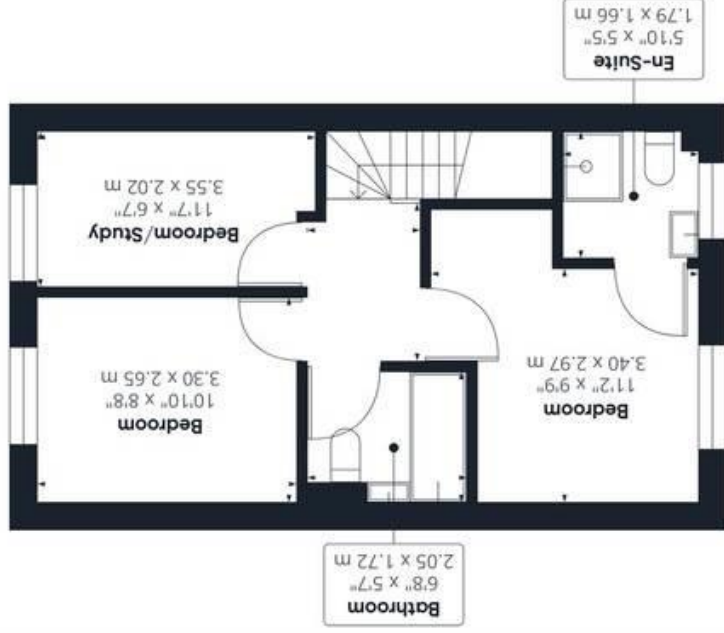
(1) Excluding balconies and terraces

Approximate total area^m
805.69 ft²
74.85 m²

HYBRID ESTATE AGENTS



Floor 1



Ground Floor

