

FREEHOLD



House - Detached

# RED ROBIN CLOSE THARSTON NORFOLK

Price Guide

# £375,000

## FEATURES

- Guide Price £375,000-£400,000
- Upgraded Kitchen Diner
- Solid Wood Flooring
- Garage
- Village Location
- Four Double Beds
- Utility
- Detached House
- Driveway
- Cul De Sac



# 4 Bedroom House - Detached located in Tharston

This stunning four bedroom detached family home is set in a cul de sac location in the quaint and rural South Norfolk village of Tharston. Having undergone numerous upgrades and improvements the property is beautifully presented throughout and boasts solid wood flooring on the ground floor to the majority of the rooms and has only recently had an upgraded modern kitchen dining room with streamline base and wall units and built in appliances, fitted within the last year. The new kitchen dining room has created a fantastic social hub for the family to congregate and is ideal when entertaining guests and dining with friends and family. There is a utility located off the kitchen for convenience with a door to the rear. Boasting four double bedrooms on the first floor and with an en-suite to the master bedroom as well as a separate family bathroom. Positioned on a corner plot, the gardens retain a good degree of privacy, are fully enclosed and are mainly laid to lawn with a patio area. and an outside bar. There is a personal door to the garage and side access gate to the front of the property. There is a garage and ample parking available on the driveway to the front. Tharston is a small and rural village in South Norfolk just two miles from the larger village of Long Stratton offering several amenities including a small supermarket, public houses, a post office and regular public transport links.

## Entrance Hall

Light and airy, solid wood flooring, window do front, glass panelled double doors to the sitting room, doors to W.C and kitchen/dining room and stairs to first floor.

## W.C

Solid wood flooring, low level W.C, wall mounted corner wash hand basin, tiled splash backs, radiator and window to front.

## Sitting Room

19'7" x 11'3"

Solid wood flooring, radiator, windows to front and side aspect.

## Kitchen/Dining Room

19'7" x 11'11"

Fitted with a range of base and wall units with Quartz work tops, inset ceramic sink and drainer, built in double oven, hob and extractor, integral fridge freezer and dishwasher, central island, tiled splash backs, radiator, window to side and window to rear, double doors to rear gardens and door to:

## Utility Room

Fitted with base units and inset sink and drainer, tiled splash backs, storage cupboard under stairs and door to rear.

## FIRST FLOOR

## Landing

Radiator, storage cupboard, loft access to part boarded and spacious loft with loft ladder and light, doors to:

## Bedroom

9'6" x 9'4"

Wardrobes, radiator and window to side.

## Bedroom

9'10" x 8'2"

Radiator and window to front.

### Family Bathroom

Fitted with a panelled bath with shower over, low level W.C, wash hand basin, radiator, tiled splash backs, tiled flooring and window to front.

### Bedroom

10'4" x 7'8"

Radiator and window to front.

### Master Bedroom

11'8" x 11'6"

Built in wardrobes, radiator, window to side and door to:

### En Suite Shower Room

Fitted with a double shower, low level W.C and wash hand basin. Tiled splash backs, radiator and window to side..

### Rear Garden

Mainly laid to lawn with a brick weave patio area, fully enclosed with panel fencing, an outside tap and a bar. Personal door to garage and side access gate to the front.

### Front

Brick weave driveway providing ample off road parking.

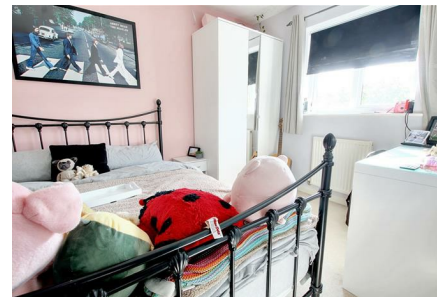
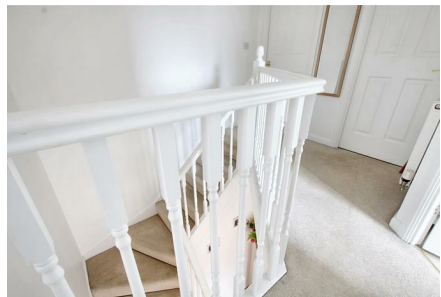
### Garage

With up and over door, power and light.





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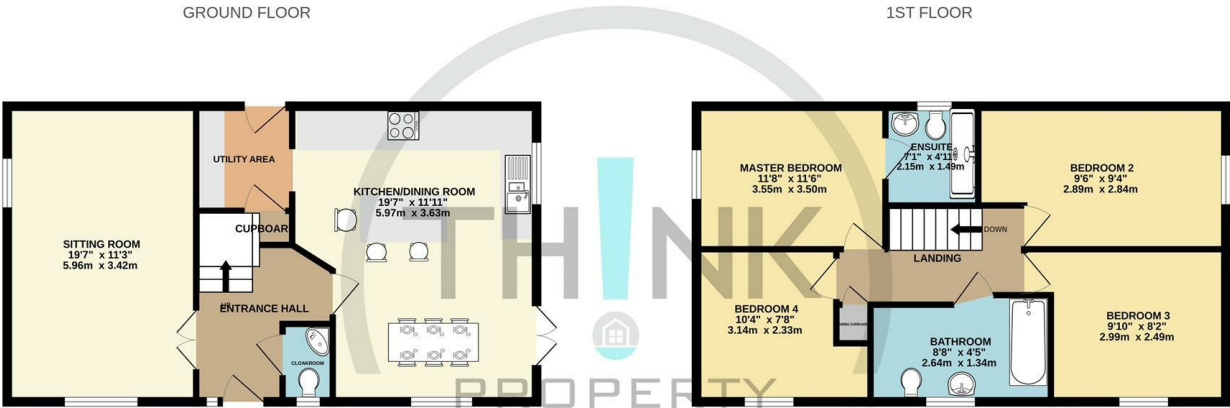


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

