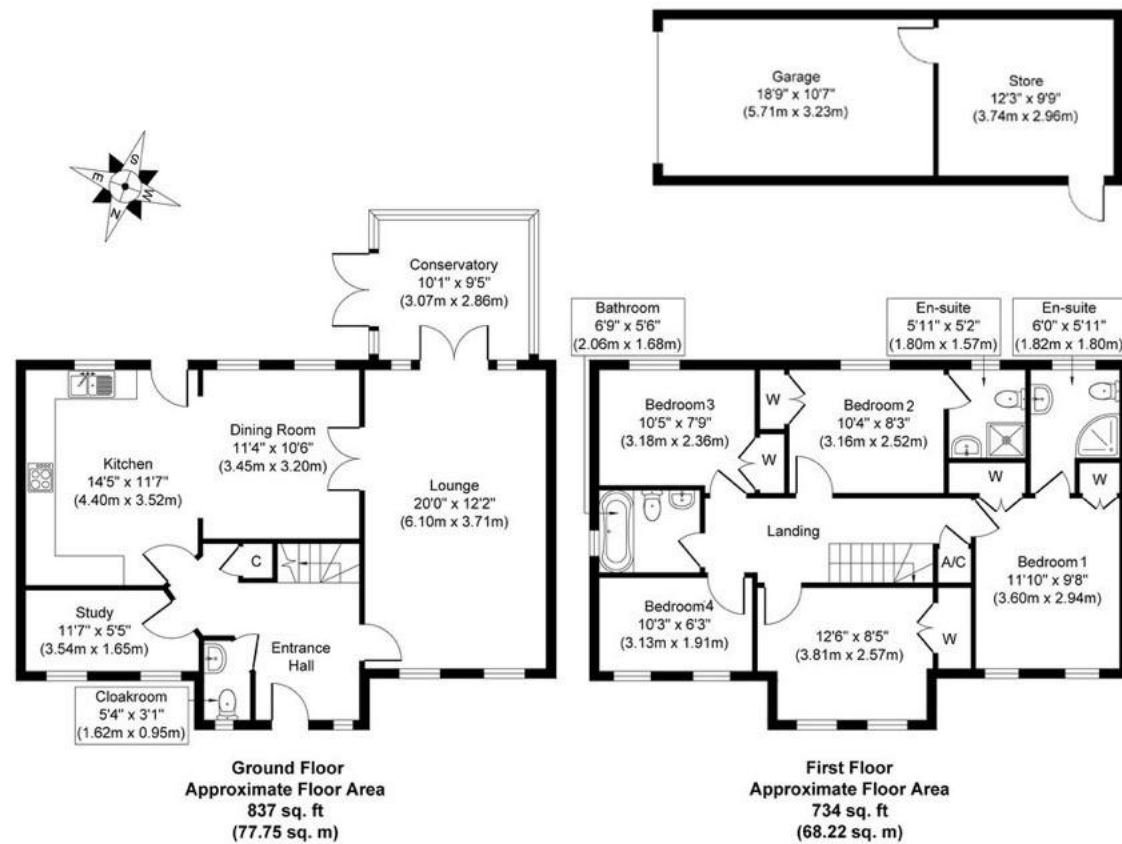


Lynn Close, Thorpe St Andrew
OIEO £525,000 - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Executive Detached Family Home
- Five Bedrooms With Two En-Suites
- Open Plan Kitchen/Diner
- Spacious Lounge
- Study & Conservatory

- Cloakroom & Modern Bathroom Suite
- Enclosed Rear Garden
- Tandem Garage & Driveway
- Close To All Local Amenities
- EPC Rating C / Council Tax Band E

Description

Iconic estate agents are delighted to bring to the market this exceptional five bedroom family home, located in a desirable cul-de-sac position in the requested "Dussindale" development in Thorpe St Andrew.

This attractive family home offers an abundance of space with the internal accommodation comprising; spacious entrance hall that has stairs which rise to the first floor along with giving access to all the rooms which include a study, re-fitted w/c, spacious lounge and an open plan kitchen/diner. The 11ft study has two windows to the front aspect and is an ideal room to work from home, the 20ft lounge boasts dual aspect windows to the front, a feature fireplace and French doors which lead onto the conservatory which boasts underfloor heating. The kitchen/diner offers a range of wall and base units with a wooden worksurface and a range of wall and base units, there are also some integrated appliances, the dining room is open to the kitchen and offers a generous space ideal for entertaining.

Upstairs there are five bedrooms off the landing with four offering fitted wardrobes and both the master and second bedroom boasting modern en-suite shower rooms. There is also a modern three piece family bathroom suite.

Outside

Outside to the front there is ample parking for several vehicles along with a tandem length double garage and driveway to the side.

To the rear there is an enclosed garden which is mostly laid to lawn that offers shrub and panel fencing. There are two patio area and a personal door that gives access to the garage.

The garage has a stud wall that splits the ear of the garage into an ideal "man cave" or bar area along with storage to the front area that is access via an up and over garage door.

Location

The property is within easy access of the local schools, shops and amenities that the local area offers and we strongly advise an internal viewing to avoid disappointment, so call now to book your viewing.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax E

Tenure

Freehold

Directions

From Dussindale Drive turn left into Lynn Close where the property can be found on the right hand side.

