

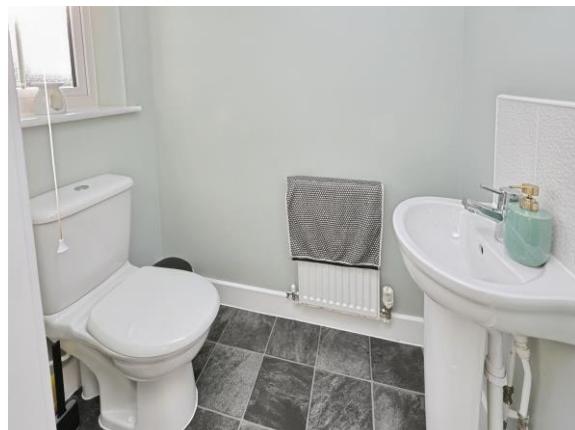


Starlings' Way, Great Witchingham Norwich NR9 5BG

welcome to

Starlings' Way, Great Witchingham Norwich

An attractive 3 bedroom semi-detached house, occupying a lovely position within a well-connected village. The modern home boasts an inviting lounge, kitchen/diner, master en suite, private rear garden backing onto meadows, adaptable summer house, driveway parking & garage!



The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, stairs rising to first floor landing, radiator, door opening to lounge and further door to;

Cloakroom

Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, tiled effect flooring, radiator and double glazed obscure glass window to front aspect.

Lounge

17' 9" x 12' 7" max (5.41m x 3.84m max)

Fitted carpet flooring, under stairs storage cupboard, two radiators, double glazed window to front aspect and door opening to;

Kitchen/Diner

16' 4" x 10' 9" (4.98m x 3.28m)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, built-in electric oven, inset gas hob with splashback and extractor hood over, integrated dishwasher, integrated fridge freezer, space for washing machine, tiled effect flooring, radiator, double glazed window to rear aspect and double glazed French doors opening to the rear garden.

First Floor Landing

Fitted carpet flooring, storage cupboard, loft hatch and doors opening to all bedrooms and family bathroom.

Master Bedroom

16' 4" x 11' 4" (4.98m x 3.45m)

Fitted carpet flooring, radiator, two double glazed windows to front aspect and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower

cubicle, tiled effect flooring, shaver point, radiator and double glazed obscure glass window to side aspect.

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Three

7' 9" x 7' 5" (2.36m x 2.26m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath, tiled effect flooring, radiator and double glazed obscure glass window to side aspect.

Outside

The low-maintenance frontage features slate and established plant beds, along with a bespoke pathway leading to the main entrance and side gate. To the side of the property, a brickweave driveway provides off-road parking and access to the garage.

Stepping out to the rear, the garden is laid mainly to lawn and is enhanced by raised plant borders. Paved and decking areas provide the perfect space for outdoor entertaining, dining and relaxing, whilst a convenient summer house offers versatile use. Slate features in front of the summer house, personal door access is provided to the garage and timber fencing encloses for privacy.

Summer House

Wood effect flooring, power, lighting, windows and double doors.

Garage

16' 5" x 8' 2" (5.00m x 2.49m)

Power, lighting, personal door to side and up and over door to front.



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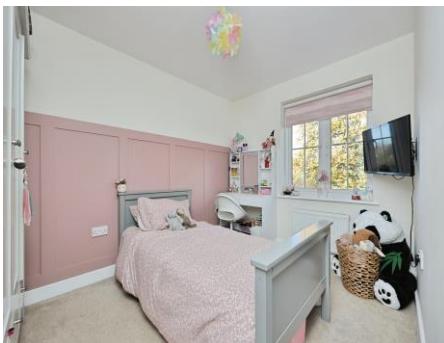
- Guide Price £290,000 - £300,000
- Comfortable lounge plus modern kitchen/diner
- Convenient cloakroom plus family bathroom
- Master bedroom with en suite shower room
- Generous enclosed garden featuring a versatile summer house

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£290 000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DRM117804 - 0006

directions to this property:

Upon entering the village of Lenwade from the Dereham/A47 direction, proceed along and at the junction, turn right onto the A1067 Fakenham Road. Continue along and turn left into Hubbards Lane. Turn left and bear right into Starlings' Way where the property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



Please note the marker reflects the postcode not the actual property

 william h brown



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