



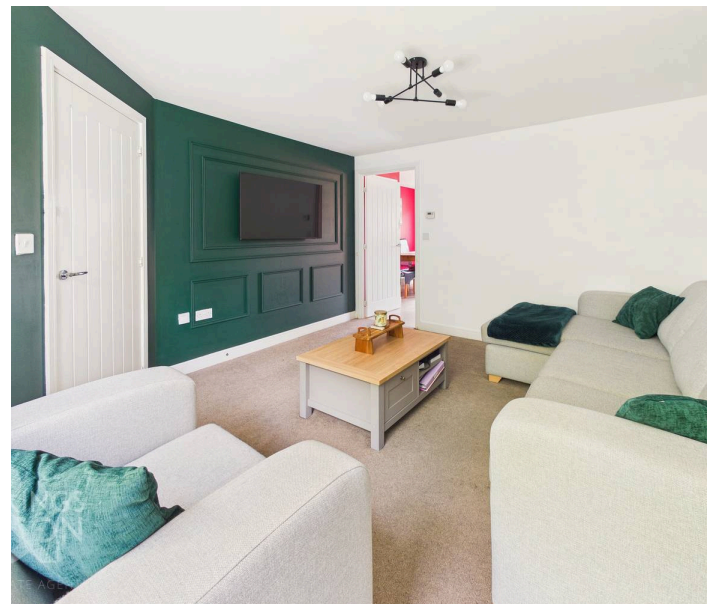
Meadowsweet Mews, Tharston - NR15 2ZT



Meadowsweet Mews

Tharston, Norwich

PRESENTING A MODERN THREE BEDROOM SEMI-DETACHED HOME, this property offers close to 800 sq. ft (stms) of well-planned accommodation, perfectly positioned with an OPEN ASPECT TO THE SIDE and a green space adjacent, enhancing the sense of PRIVACY and tranquillity. The home welcomes you with TWIN DRIVEWAY PARKING TO THE FRONT, ensuring convenience for multiple vehicles. Step inside to discover a stylish 13' SITTING ROOM, beautifully finished with ATTRACTIVE WOOD PANELLING, creating a warm and inviting atmosphere ideal for relaxation or entertaining guests. The 15' KITCHEN/DINING ROOM spans the rear of the house and features direct access to the garden, providing a seamless indoor-outdoor flow for family meals or summer gatherings. Upstairs, THREE BEDROOMS offer flexible living, with the PRINCIPAL BEDROOM benefiting from a modern EN SUITE, while a separate FAMILY BATHROOM caters to the remaining bedrooms, along with a ground floor W.C. Practical storage solutions are integrated throughout, and the layout lends itself perfectly to those seeking WORK-FROM-HOME POTENTIAL or versatile family living.



With a WALLED, LOW MAINTENANCE REAR GARDEN designed for ease of care and year-round enjoyment, the garden features a broad sweep of ARTIFICIAL GRASS, providing a practical and attractive space for children or pets to play.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Semi-Detached Home
- Open Aspect to Side with Green Space Adjacent
- Close to 800 Sq. ft (stms) of Accommodation
- Twin Driveway Parking to Front
- 13' Sitting Room with Attractive Wood Panelling
- 15' Kitchen/Dining Room with Garden Access
- Three Bedrooms
- En Suite to the Principal Bedroom & Separate Family Bathroom

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.



SETTING THE SCENE

Tucked away at the end of a cul-de-sac, and approached via twin side by side parking spaces, a low maintenance front garden with mature planting can be found, with a hard standing footpath taking you to the main entrance door.

THE GRAND TOUR

Heading inside the hall entrance offers fitted carpet underfoot and stairs rising to the first floor landing, with a door taking you to the sitting room. Finished with fitted carpet and a front facing window, feature wood panelling creates a focal point to one side, with a door taking you to the kitchen/dining room beyond. As you enter, a useful ground floor W.C sits to one side with a two piece suite and tiled splash-backs, whilst a built-in storage cupboard sits opposite under the stairs. The kitchen itself offers a u-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset electric hob and built-in eye level electric double oven. Matching up-stands and tiled splash-backs run around the work surface, with space provided for a fridge freezer and washing machine. Tiled flooring flows underfoot with space for a dining table, whilst a window and French doors lead out to the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch with doors leading off to the three bedrooms and main family bathroom. Each of the bedrooms are furnished with fitted carpet and uPVC double glazing, with the main bedroom including a built-in double wardrobe and a door to the private ensuite. The ensuite offers a white three piece suite including a shower cubicle and thermostatically controlled shower, with tiled splash-backs and wood effect flooring. The family bathroom completes the property in a similar style, with a three piece suite including a panelled bath with tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR14 2ZT

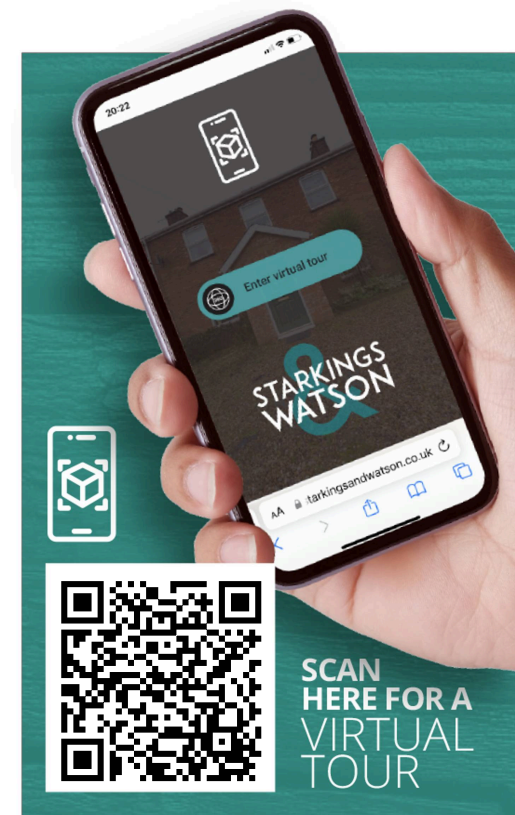
What3Words : ////verifying.resurgent.nuzzled

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge in the region of £150 is due for the upkeep of communal green space on the development.



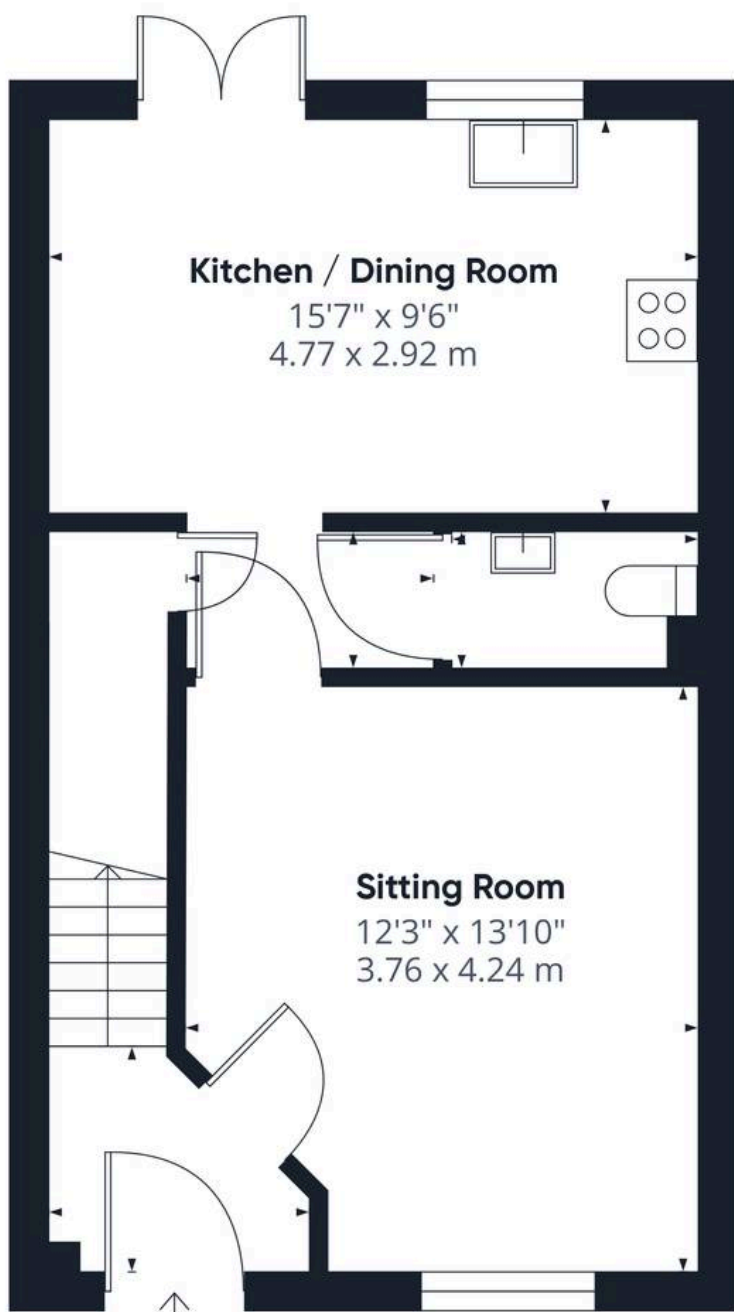




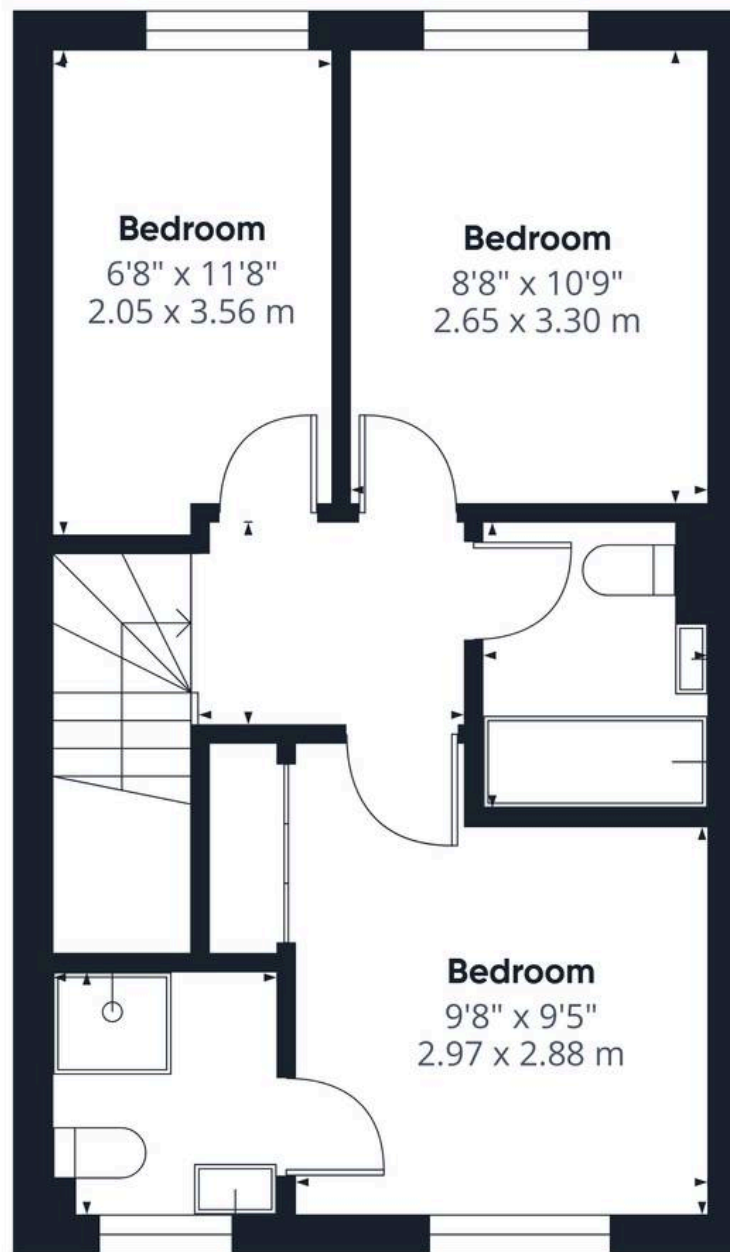
THE GREAT OUTDOORS

The rear garden has been completed in a low maintenance style, whilst being enclosed within timber panel fencing and brick walling. The main expanse of the garden is finished with artificial grass, whilst a patio area sweeps across the rear of the property with gated side access, raised planted borders and timber built storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

798 ft²

74.3 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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