



Thacker Way, Norwich - NR5 9PS

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Thacker Way

Norwich

Positioned within a quiet CUL-DE-SAC setting, this EXTENDED and beautifully IMPROVED SEMI-DETACHED FAMILY HOME offers in excess of 1,130 Sq. Ft (stms) of IMMACULATEDLY PRESENTED living space and modern comfort. Step through the welcoming HALLWAY ENTRANCE, the perfect MEET and GREET space, with stairs rising and a conveniently positioned W.C. Doors open to the main reception spaces including the impressive 17' DUAL ASPECT SITTING ROOM, a bright and inviting space perfect for relaxing or those who love to entertain. The heart of the home is the OPEN PLAN 17' KITCHEN and DINING ROOM, thoughtfully designed for family gatherings and everyday living, offering EXTENSIVE STORAGE and INTEGRATED APPLIANCES in the kitchen and FRENCH DOORS offering direct access to the garden. Upstairs, THREE BEDROOMS open from the first floor landing, including the front facing MAIN BEDROOM, boasting a stylish, refitted ENSUITE SHOWER ROOM. The remaining rooms are served by a contemporary FAMILY BATHROOM, finished with sleek tiling and includes a shower over the bath for added practicality. The second floor has been expertly converted to create a sizeable LOFT ROOM, offering two versatile rooms with PART-VAULTED CEILINGS and VELUX WINDOWS, providing an ideal fourth bedroom, home office, or playroom.



Heading outside, the PRIVATE and FULLY ENCLOSED GARDEN has been LANDSCAPED to include a RAISED PATIO and well maintained flower beds and laid lawns. To the rear of the home, DRIVEWAY PARKING is available in front of the GARAGE.

Council Tax band: C  
Tenure: Freehold

- Extended & Improved Semi-Detached Family Home
- Versatile Second Floor Converted Loft Room With Velux Windows
- 17' Dual Aspect Sitting Room
- 17' Open Plan Kitchen & Dining Room
- 3/4 Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Landscaped Private & Enclosed Rear Garden
- Driveway Parking & Garage To Rear

Located on the outskirts of the City of Norwich, a variety of local amenities are within walking distance including pubs, restaurants, school, local takeaways, and doctors. You will also find the UEA, Norfolk and Norwich Hospital and Research Park within only a few minutes drive as well as the Longwater Retail park just a 10 minute drive away. Transport links into Norwich are excellent, with regular buses, and access can be gained to the A47 providing access to the A11.



## SETTING THE SCENE

The property occupies a prominent corner plot and is set back from the road, featuring a wrap-around frontage that is home to a variety of mature plantings and shrubs for added privacy. The main entrance is located at the front of the home, accessed via a shallow step under a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the welcoming hallway entrance has a light and bright feel, with stairs rising to the first floor and capacious tucked away storage beneath, perfect for coats and shoes. The hallway also features a conveniently positioned two piece W.C, while state travertine stone flooring runs underfoot and continues into the open plan kitchen and dining room. The kitchen itself offers extensive storage from a range of wall and base units, with ample worktop space for food preparation and tiled splashbacks. Integrated appliances include an oven, four burner gas hob, and extractor, while there is freestanding space for an 'American style' fridge freezer and under counter plumbing for a washing machine. Across the room, there is ample space for formal dining and storage furniture, flooded with natural light from French doors that open directly onto the garden patio. Across the hallway, you are welcomed into the 17' dual aspect sitting room. Bathed in natural light from uPVC double glazed windows, the room features carpeted flooring underfoot and is centred around a feature fireplace, offering a versatile layout ideal for entertaining.

Ascending the stairs to the carpeted first floor, doors lead to three well proportioned bedrooms. To the left, the main bedroom enjoys a south facing aspect overlooking the surrounding green space, with ample room for a king bed and the benefit of integrated wardrobe space. A further door opens to a three piece ensuite shower room, offering sleek floor to ceiling tiling, an open double walk in shower with a glass splashback, a wall mounted heated towel rail, and vanity storage below the sink. Across the landing, a further double bedroom overlooks the rear, while the final room, currently utilised as a home office would make an ideal single bedroom and further benefits from an integrated wardrobe. Completing the first floor is the refitted three piece family bathroom, featuring decorative half height panelling, a shower over the bath, vanity storage below the sink and tiled flooring.

The property has been further enhanced by a converted second floor, split into two distinct areas. Initially, the landing space is utilised as a study and storage area with Velux windows to the front and rear aspect, and access to the eaves for plentiful storage. A further door leads through to a second room, enjoying the same benefits and currently used as a snug/ further reception room but would equally suit as a further double bedroom, featuring LED spotlights overhead and wood effect flooring.

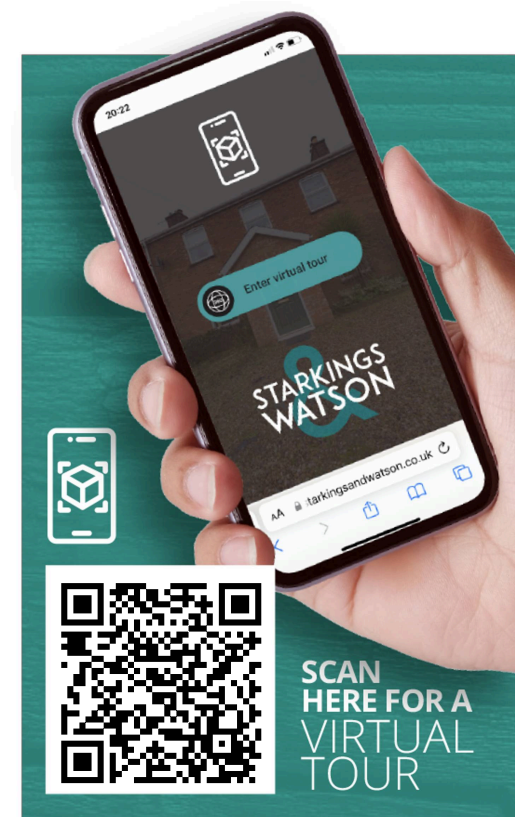
## FIND US

Postcode : NR5 9PS

What3Words : ///really.sleeps.energy

## VIRTUAL TOUR

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







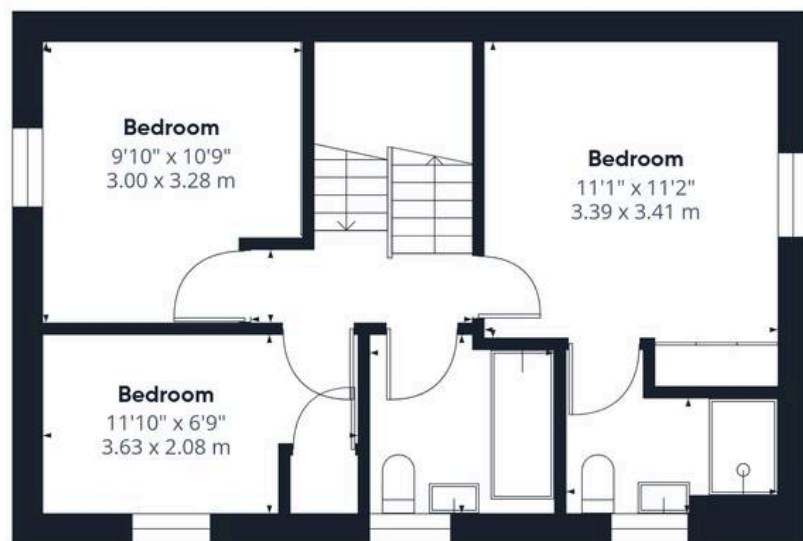
## THE GREAT OUTDOORS

Stepping outside, the landscaped rear garden is private and fully enclosed by a combination of timber panel fencing and brick walling. The space initially offers a raised flagstone patio, with shallow steps leading down to an additional patio area, ideal for outdoor furniture and enjoying the summer months. This lower level is bordered by a decorative raised flower bed featuring a colourful range of shrubs and plantings, while the remainder of the garden is predominantly laid to a well maintained lawn. At the foot of the garden, a wooden latch and brace gate provides convenient access back to the front of the home and out to the driveway and garage.

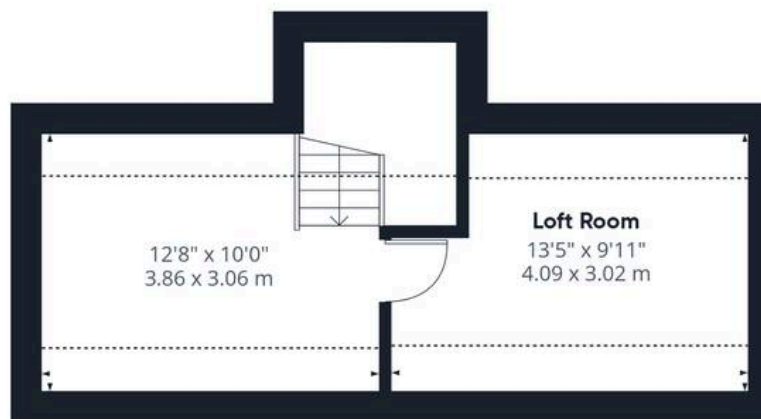




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1136 ft<sup>2</sup>

105.5 m<sup>2</sup>

**Reduced headroom**

76 ft<sup>2</sup>

7.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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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