



Association Way, Norwich - NR7 0TQ

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Association Way

Norwich

This MODERN semi-detached HOME occupies a CUL-DE-SAC SETTING with a TANDEM DRIVEWAY and GARAGE. With an UPDATED INTERIOR, a MODERN re-fitted KITCHEN offers a CONTEMPORARY FINISH, with a simple layout for EASY LIVING. The accommodation is finished with uPVC double glazing and gas fired CENTRAL HEATING, whilst comprising a PORCH ENTRANCE with W.C, spacious sitting room and KITCHEN/DINING ROOM to the ground floor. Upstairs, THREE BEDROOMS lead off the landing, with the FAMILY BATHROOM also MODERNISED with ATTRACTIVE and contrasting TILING, and a shower over the bath. Heading outside, the spacious lawned GARDEN is a GREAT SIZE, with DECKED SEATING and PLANTED beds.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Modern Semi-Detached Home
- Tandem Driveway & Garage
- Porch Entrance with W.C
- Spacious Sitting Room
- Modern Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Private Lawned Gardens

The popular suburb of Dussindale is situated East of Norwich. There are a wide range of local amenities including primary school, supermarket, opticians, doctors surgeries and a regular bus route to Norwich and Norwich Train Station. Dussindale is located close to the A47, and close to the new Postwick interchange, providing easy access to both Great Yarmouth and the A11 heading towards London. Secondary schooling can be found in the neighbouring Thorpe St. Andrew.

#### SETTING THE SCENE

From the road a low maintenance frontage which offers planting and a bark chipping base ensures easy maintenance. The tarmac driveway offers ample parking in tandem for multiple vehicles, leading to the garage and gated rear garden.



## THE GRAND TOUR

Inside, a porch entrance is carpeted and offers storage, with a door to the main sitting room, and to the adjacent W.C. With a two piece suite, tiled effect flooring and tiled splash backs are installed. Heading into the main living space, the room is a great size with ample space for seating and storage. Stairs rise up, and a window faces to front. The kitchen leads on, extending the living space with ample room for a dining table. The kitchen has been re-fitted and now offers a great range of storage within various contrasting coloured units, with square edge work surfaces. A ceramic sink and gas hob are inset, with twin electric eye level electric ovens. The fridge freezer and washing machine are also integrated. French doors lead out to the garden, merging inside and outside living during the summer months.

Taking the stairs to the first floor, three bedrooms lead off the landing, one with built-in storage. The family bathroom is complete with a three piece suite, tiled splash backs and a glazed shower screen enclosing the shower over the bath.

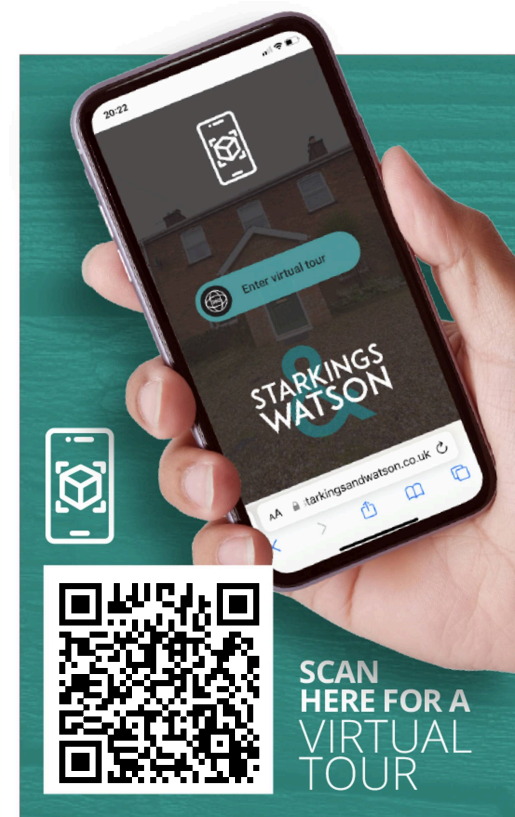
## FIND US

Postcode : NR7 0TQ

What3Words : ///mats.dragon.keeps

## VIRTUAL TOUR

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



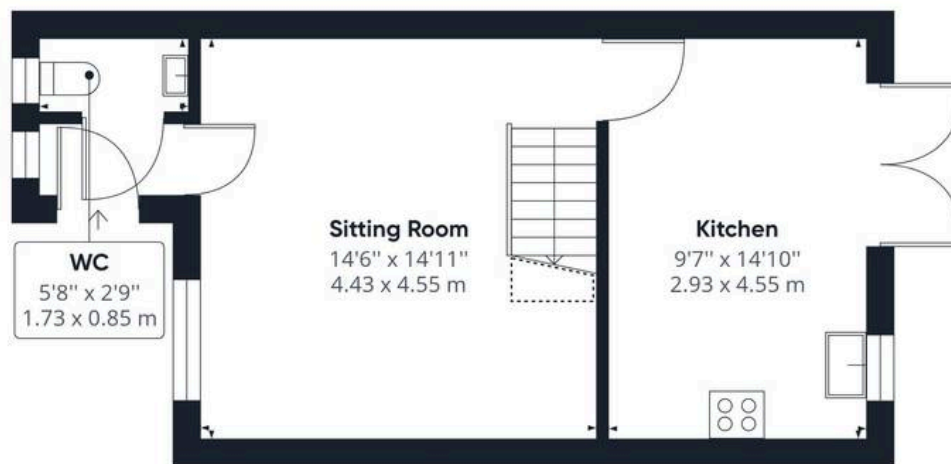




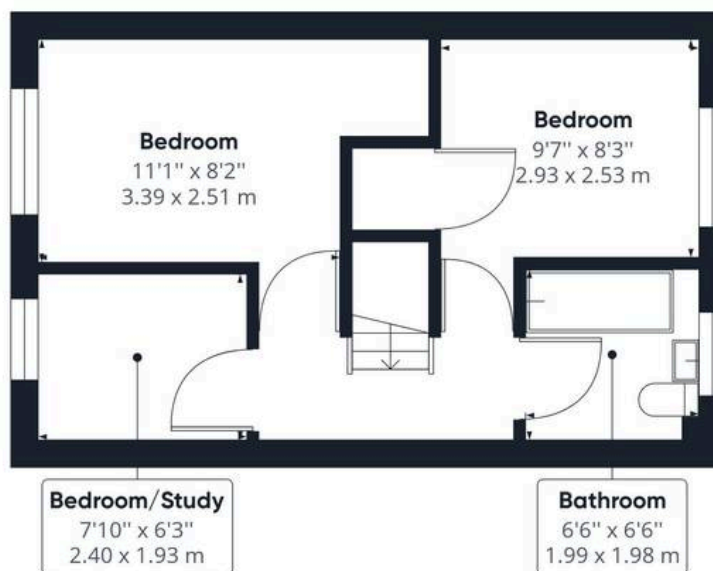
## THE GREAT OUTDOORS

Heading outside the garden is fully laid to lawn, with an area of timber decking leading from the sitting room, creating an ideal outside entertaining space. The gardens wrap around behind the garage, with planted borders and timber panelled fencing to the boundaries. The garage offers a door to front, power and lighting.





Ground Floor



Floor 1

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

735.16 ft<sup>2</sup>  
68.30 m<sup>2</sup>

**Reduced headroom**

11.05 ft<sup>2</sup>  
1.03 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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