



Jermyn Way, Tharston - NR15 2ZA

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&
WATSON**

HYBRID ESTATE AGENTS

Jermyn Way

Tharston, Norwich

This EXECUTIVE four bedroom HOME presents a superb opportunity to acquire a MODERN FAMILY RESIDENCE in a prime and SOUGHT-AFTER SETTING. Offering approximately 1,255 Sq. ft (stms) of thoughtfully arranged internal accommodation, the property is ideal for contemporary living and boasts INCOME GENERATING SOLAR PANELS. Upon entering, you are welcomed by a SPACIOUS ENTRANCE HALL that leads to a generous SITTING ROOM, perfect for relaxing or entertaining guests. Double doors open to the heart of the home - the IMPRESSIVE 26' OPEN PLAN KITCHEN/DINING ROOM, fitted with a comprehensive range of INTEGRATED APPLIANCES and ample space for a large dining table, making it the perfect setting for family meals and social gatherings. The ground floor further benefits from a practical cloak/utility room, offering additional storage and convenience, along with a separate STUDY - ideal home working or quiet reading. Upstairs, all FOUR BEDROOMS are DOUBLES, providing comfortable accommodation for family members or guests, with three including LUXURY MIRROR IMAGE WARDROBES.



The PRINCIPAL BEDROOM enjoys the luxury of an EN SUITE SHOWER ROOM, while the family bathroom is finished to a high standard, serving the remaining bedrooms. The SOUTH-FACING rear GARDEN is a true highlight of this property, designed to offer both beauty and functionality. Fully landscaped, the garden features a central lawn surrounded by a diverse selection of mature plants, shrubs, and raised beds, creating a peaceful and private outdoor retreat. A side gate provides access to the DRIVEWAY, which offers ample parking for multiple vehicles and access to the single GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Executive Four Bedroom Home in a Prime Setting
- Approx. 1255 Sq. ft (stms) of Internal Accommodation
- Sitting Room & Separate Study
- 26' Open Plan Kitchen/Dining Room with Appliances
- Four Double Bedrooms
- Cloak/Utility Room, Family Bathroom & En-Suite
- South Facing & Landscaped Private Garden
- Driveway & Single Garage



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

Set back from the road with immaculate hedged front borders, a pathway takes you to the main entrance door, whilst a single tandem driveway and garage sits adjacent.

THE GRAND TOUR

Once inside, the hall entrance offers an immaculate meet and greet space, with tiled flooring underfoot, while stairs rise to the first floor landing with a built-in storage cupboard below. The main sitting room sits to your left hand side offering a light, bright and inviting space, with fitted carpet underfoot. Glazed double doors open up to the adjacent kitchen/dining room which stretches across the width of the property, with ample space for soft furnishings and a dining table - once again enjoying a light and bright aspect with a rear facing window and French doors leading to the garden. The kitchen itself offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with stainless steel splash-back and extractor fan. The ground floor study offers a range of uses with fitted carpet underfoot, while sitting adjacent to the ground floor cloak/utility room with a further range of storage units and space for a washing machine.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with doors taking you to the four bedrooms - each bedroom is finished with fitted carpet and uPVC double glazing, with three of the bedrooms including bespoke Mirror Image built-in wardrobes with sliding doors. The main bedroom enjoys a private en suite shower room complete with a walk-in double shower cubicle and thermostatically controlled shower, with tiled splash-backs and tiled effect flooring. The family bathroom completes the property with a three piece suite including a panel bath with thermostatically controlled shower and glazed shower screen over the bath, contrasting tiled splash-backs and tile effect flooring.

FIND US

Postcode : NR15 2ZA

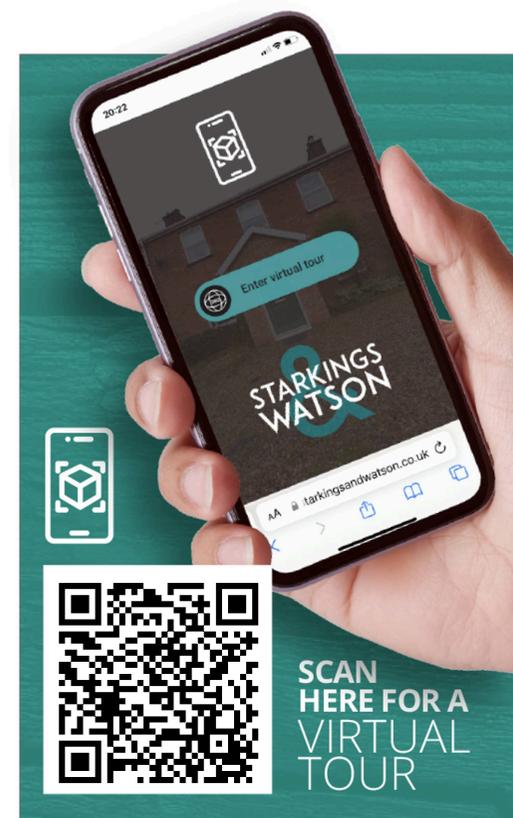
What3Words : ///knees.valley.fully

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge is due for the upkeep of green space on the development. The heating is provided by an electric central heating system which is standard on this development. A communal pathway sits at the rear boundary.







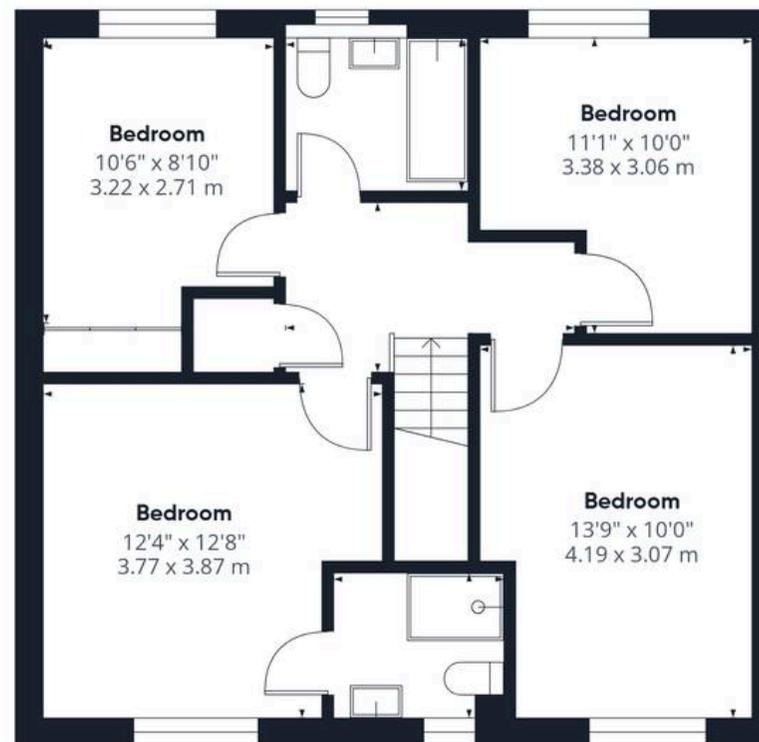
THE GREAT OUTDOORS

Heading outside, the rear garden has been fully landscaped and includes a wide variety of mature planting and shrubbery with raised beds and a central lawn garden - all enhanced by the tree lined aspect beyond. Private and enclosed within brick walling and timber panel fencing, a patio area stretches across the rear of the property with steps to a further garden beyond the garage, whilst a gate takes you to the side driveway. The garage is accessed via an up and over door to front, with a door to side, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1255 ft²
116.6 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.