



Meadowsweet Mews, Tharston - NR15 2ZT



Meadowsweet Mews

Tharston, Norwich

OFFERING CONTEMPORARY LIVING IN A QUIET CUL-DE-SAC, this MODERN SEMI-DETACHED HOME provides approximately 773 sq. ft (stmsy) of WELL MAINTAINED ACCOMMODATION, ideal for families and professionals alike. The inviting hall entrance leads to a BRIGHT 13' SITTING ROOM, perfect for relaxing or entertaining guests. A practical ground floor W.C and built-in storage enhance every-day convenience. At the heart of the home, the SPACIOUS 15' KITCHEN/DINING ROOM boasts INTEGRATED APPLIANCES and ample space for dining, with FRENCH DOORS opening directly onto the garden for seamless indoor-outdoor living. Upstairs, THREE BEDROOMS include a MAIN BEDROOM with a MODERN EN SUITE, while the additional bedrooms offer flexibility for home working or family needs. A well-appointed family bathroom completes the first floor, ensuring comfort and practicality throughout. The property benefits from a PRIVATE TANDEM DRIVEWAY, providing secure off-road parking for two vehicles.



With a SOUTH FACING REAR GARDEN that maximises sunlight throughout the day, the garden is fully enclosed by TIMBER FENCE BOUNDARIES, creating a secure and private space for children and pets. A FULL WIDTH PATIO spans the rear of the property, offering an ideal setting for alfresco dining, summer barbeques, or simply relaxing in the sun.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Semi-Detached Home in a Cul-De-Sac Setting
- Approx. 773 Sq. ft (stms) of Well Kept Accommodation
- Hall Entrance & 13' Sitting Room
- Ground Floor W.C & Built-in Storage
- 15' Kitchen/Dining Room with Integrated Appliances & French Doors to the Garden
- Three Bedrooms including the Main Bedroom with En Suite
- Enclosed Garden with Full Width Patio & Storage Shed
- Private Tandem Driveway



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

With a plum slate frontage for ease of maintenance, a footpath takes you to the main entrance door whilst a tandem tarmac driveway offers off road parking for several vehicles, with access to the gated driveway.

THE GRAND TOUR

Once inside, the hall entrance offers a recessed barrier mat, with stairs rising to the first floor and ample space for coats and shoes. A door leads off to the sitting room with fitted carpet underfoot and a front facing window, whilst a door takes you to the kitchen/dining room beyond. To the left hand side, a door leads into the ground floor W.C - finished with a white two piece suite, whilst a useful built-in understairs storage cupboard sits opposite. The kitchen itself offers a u-shape arrangement of high gloss wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with a stainless steel splash-back and extractor fan. Integrated appliances include a fridge freezer, dishwasher and washing machine, whilst a window faces to rear and French doors lead out to the garden. Tiled flooring can be found underfoot, whilst ample space provided for a dining table.

Heading upstairs, the carpeted landing includes a loft access hatch above, with doors taking you to the three bedrooms - all finished with fitted carpet and uPVC double glazing. The main bedroom includes space for a wardrobe either freestanding or built-in, whilst a door leads off to a private ensuite - finished with a white three piece suite including a shower cubicle with a thermostatically controlled shower, contrasting tiled splash-backs and wood effect flooring underfoot. The family bathroom completes the property with a three piece suite including a panelled bath with tile splash-backs and wood effect flooring underfoot.

FIND US

Postcode : NR15 2ZT

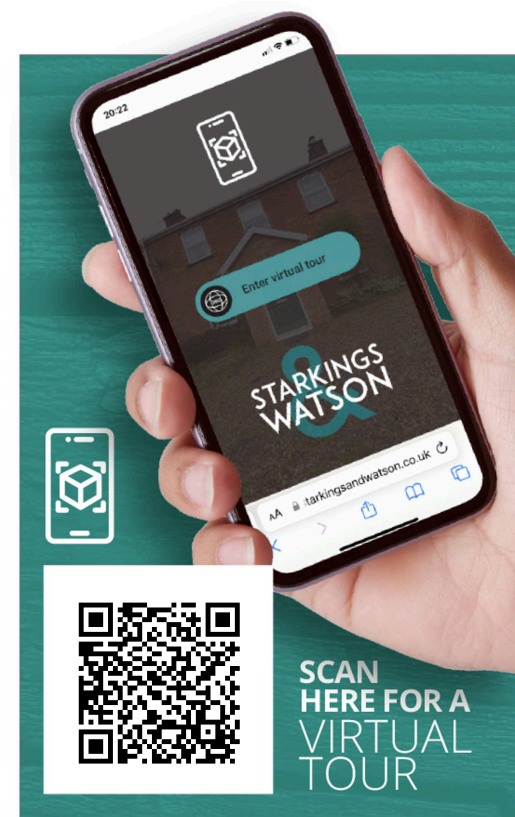
What3Words : ///liquid.daisy.shredder

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge of £150 PA is charged for the upkeep of the communal green space on the development.







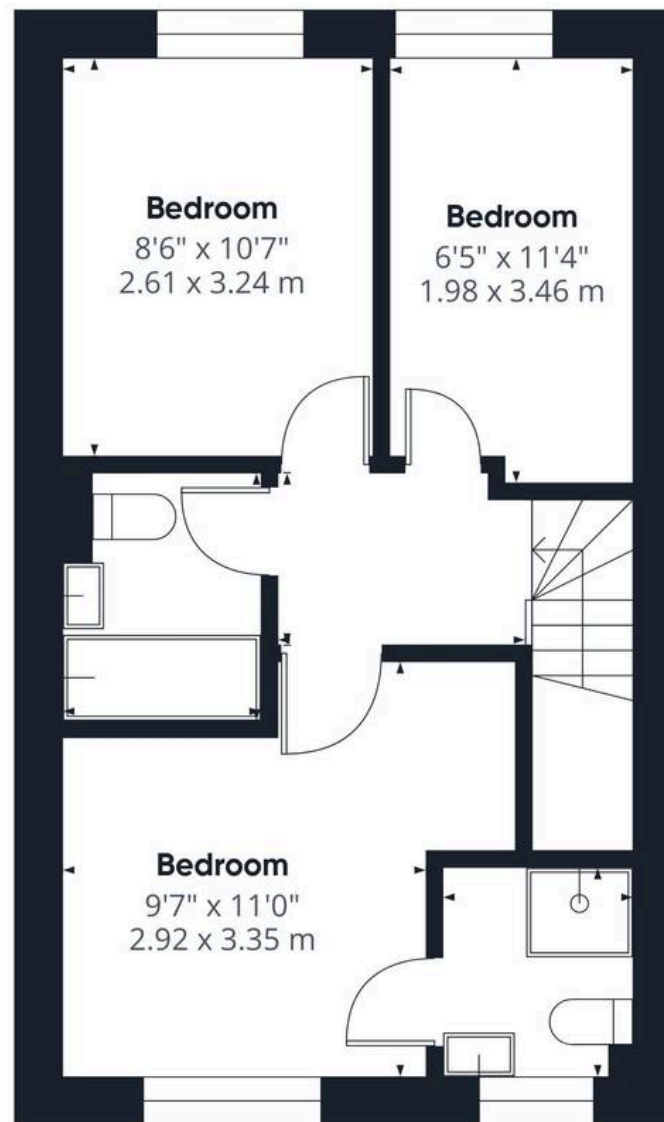
THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect with enclosed timber fence boundaries, whilst including a lawn section and full width patio running across the rear of the property. Outside power and water supplies are installed, whilst the useful timber shed offers storage with gated access to the driveway.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

773 ft²
72 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.

GIRAFFE 360





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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 are 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.