



Starlings' Way, Great Witchingham - NR9 5BG





## Starlings' Way

Great Witchingham, Norwich

Positioned at the end of a quiet CUL-DE-SAC, this modern SEMI-DETACHED HOUSE offers a SPACIOUS and VERSATILE layout offering flexible accommodation for families and couples alike. The accommodation includes a HALLWAY ENTRANCE with stairs rising and a conveniently located two piece W.C. The 17' SITTING ROOM boasts a spacious feel, the perfect space for entertaining and relaxing. At the rear of the home, the 16' OPEN PLAN KITCHEN and DINING ROOM boasts a HIGH SPECIFICATION including INTEGRATED APPLIANCES, with ample room for formal dining and boasting FRENCH DOORS opening to the garden. Heading upstairs, doors open to THREE BEDROOMS. The MAIN BEDROOM boasts a three piece ENSUITE SHOWER ROOM, whilst the remaining bedrooms are serviced by a three piece FAMILY BATHROOM. Stepping outside, DRIVEWAY PARKING leads to the GARAGE at the front. To the rear, the GARDEN is PRIVATE and FULLY ENCLOSED and includes a substantial and versatile OUTBUILDING.





Council Tax band: B  
Tenure: Freehold  
EPC Energy Efficiency Rating: D

- Semi-Detached House
- Quiet End Of Cul-De-Sac Setting
- 17' Sitting Room
- 16' Open Plan Kitchen & Dining Room
- Three Bedrooms
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Private & Enclosed Garden With A 15' Summer House/ Bar
- Electric Charge Point to Driveway Parking & Garage

Tucked away in the countryside village of Great Witchingham, situated only a short drive from Norwich city, with the river Wensum and Marriott's way on your doorstep, the village is serviced by a range of local amenities.



## SETTING THE SCENE

Set back from the road, the property is fronted by a low maintenance shingle area featuring well kept plantings. To the side, a brick weave driveway provides ample off road parking and leads directly to the garage, while the main entrance is accessed via a shallow step at the front beneath a sheltered open porch.

## THE GRAND TOUR

Stepping inside, the hallway entrance offers hard flooring for ease of maintenance and plenty of space for storing outdoor wear, with stairs rising to the first floor and a door opening to the spacious 17' sitting room. This room features carpeted flooring and a front facing aspect through uPVC double glazed windows, allowing for a range of soft furnishing layouts and useful integrated under stairs storage to the corner. A doorway at the end of the room leads to the 16' open plan kitchen and dining room. The kitchen itself offers tile effect flooring with a comprehensive range of wall and base storage units and integrated appliances, including an oven, four burner gas hob with extractor, dishwasher, and fridge freezer, with further space for a washing machine. Opposite, ample space is available for a formal dining table, whilst French doors open to the garden and ensure the room is flooded with natural light.

Ascending to the first floor landing, loft access can be found above in addition to a useful integrated airing cupboard. The main bedroom enjoys twin uPVC double glazed windows overlooking the frontage, with a perfect recess for freestanding or fitted wardrobes, space for a double bed, and storage furniture. This room further benefits from a private three piece ensuite shower room, including a glass enclosed shower cubicle and vanity storage below the sink. The second bedroom is also a well proportioned double featuring stylish wall panelling and a rear facing aspect overlooking the garden and surrounding green space.

The third room offers continued carpeted flooring and makes an ideal single bedroom, with the versatility to be used as a home office or study. All rooms are served by the three piece family bathroom, which includes a bath and further vanity storage.

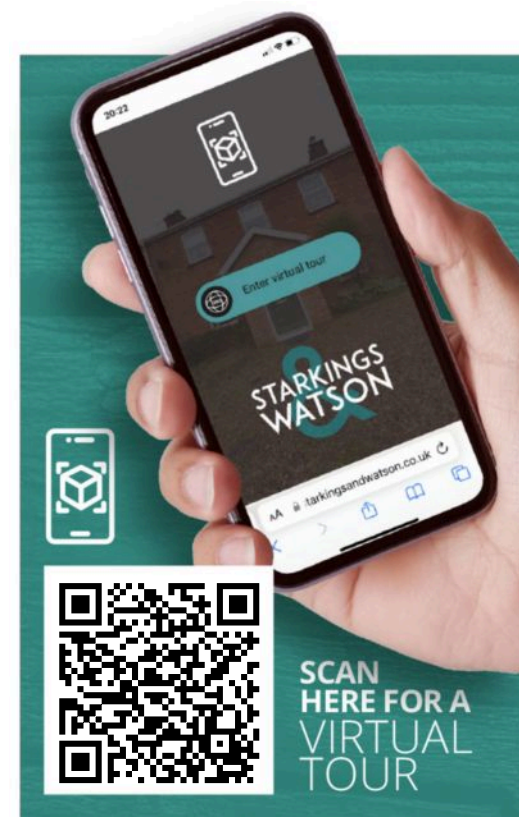
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## VIRTUAL TOUR

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







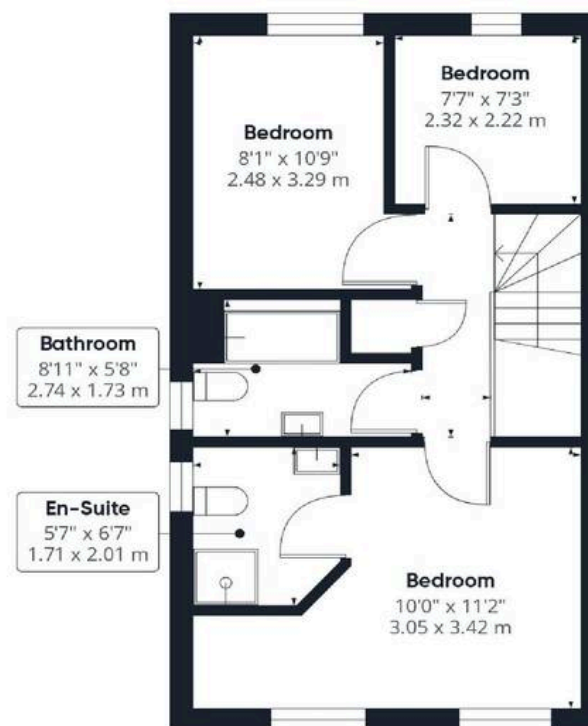
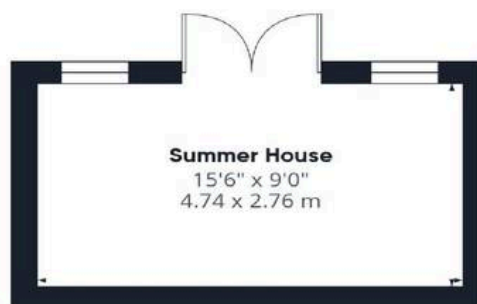




## THE GREAT OUTDOORS

Outside, the private rear garden is fully enclosed by timber panel fencing and features an attractive flagstone patio, ideal for outdoor furniture to enjoy the summer months. This patio wraps around to the side of the property, where a wooden latch and brace gate provides access to the driveway and a further pedestrian door opens to the garage. The remainder of the garden is predominantly laid to a well maintained lawn, featuring raised wooden sleeper flower beds home to a variety of plantings and shrubs. To the end of the space, a wooden decking area offers further room for seating and a hot tub, bordered by an area of synthetic grass perfect for a children's play area. Completing the outdoor accommodation is a substantial summer house accessed via twin doors. Currently utilised as a bar and outdoor reception space, this versatile room includes power and lighting, offering potential for a range of alternative uses.





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

993 ft<sup>2</sup>

92.2 m<sup>2</sup>

(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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