



Saxifrage Close, Tharston - NR15 2ZU



Saxifrage Close

Tharston, Norwich

MODERN DETACHED FAMILY HOME
OVERLOOKING GREEN SPACE, this impressive property is perfectly positioned at the end of a cul-de-sac, offering both PRIVACY and convenience. With APPROXIMATELY 1462 SQ. FT (STMS) of well-planned accommodation, this home is ideal for growing families or those seeking flexible living. The spacious hall entrance provides a welcoming first impression, complete with generous storage and a ground floor W.C for added practicality. The 14' DUAL ASPECT SITTING ROOM is flooded with natural light and features FRENCH DOORS opening onto the garden, while a SEPARATE STUDY/FAMILY ROOM offers the perfect space for home working or relaxation. The heart of the home is the 22' OPEN PLAN KITCHEN/DINING ROOM, designed for modern living with direct access to the garden, ideal for entertaining or family meals. Flooded with NATURAL LIGHT, the kitchen includes EXTENSIVE STORAGE and integrated APPLIANCES. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS include a principal suite with an EN SUITE SHOWER ROOM, alongside the family bathroom.



Throughout, the property is finished to a high standard and offers ample storage, with a layout that supports both family life and entertaining. The ENCLOSED GARDEN enjoys a private aspect thanks to timber panel fencing and high level brick walling. A FULL WIDTH PATIO extends from both the sitting room and kitchen French doors, providing an ideal space for alfresco dining or relaxing in the sun. Practical features include GATED ACCESS to the driveway, an exterior water supply, and a door to the garage.

Council Tax band: E

Tenure: Freehold

- Modern Detached Family Home Overlooking Green Space
- Tucked Away in a Cul-De-Sac with Ample Parking to Front & Side - Along with a Garage
- Approx. 1462 Sq. ft (stms) of Accommodation
- Spacious Hall Entrance with Storage & Ground Floor W.C
- 14' Dual Aspect Sitting Room with French Doors to Rear & Separate Study/Family Room
- 22' Open Plan Kitchen/Dining Room with Garden Access
- Four Bedrooms, En Suite & Family Bathroom
- Enclosed Garden Enjoying a Private Aspect



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

Tucked away at the end of the cul-de-sac and overlooking open green space, a block paved driveway offers tandem parking for several vehicles, with a further shingled frontage creating turning and parking space. Areas of lawn can be found to the front of the property, with a range of planting. Gated access leads to the rear garden, with access to the garage and main entrance door.

THE GRAND TOUR

Once inside the hall entrance offers the ideal meet and greet space, with fitted carpet underfoot and a recessed barrier mat, while stairs rise to the first floor landing with a built-in storage cupboard and recess below. With a hint of the garden through the rear facing window, doors lead off to the ground floor kitchen and living accommodation. The sitting room boasts a dual aspect view to front and rear overlooking the garden and green space, with fitted carpet underfoot and French doors leading out to the patio seating area. The ground floor study/family room offers a range of uses with dual aspect windows to front and side, and fitted carpet underfoot. Sitting adjacent, a useful ground floor W.C can be found with a two piece suite including tiled splash-backs and wood effect flooring. The large open plan kitchen/dining room is ideal for day to day living with an L-shaped range of wall and base level units, with integrated cooking appliances including an inset electric hob and built-in eye level electric double oven, with matching up-stands running around the work surface.

A breakfast bar and further storage cupboard can be found to one side, with tiled flooring underfoot and integrated appliances including a fridge freezer, dishwasher and washing machine. A range of windows include bespoke window shutters and French doors to the garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and rear facing window, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The principal bedroom sits to the rear of the property with dual aspect views to both sides, with a door leading off to the private en suite shower room. Finished with a white three piece suite, the shower room includes a walk-in double shower cubicle, with a thermostatically controlled shower, with tile splash-backs, wood effect flooring and side facing window. The family bathroom completes the property, with a three piece suite including a panelled bath, thermostatically controlled shower and glazed shower screen, with tiled splash-backs and wood effect flooring.

FIND US

Postcode : NR15 2ZU

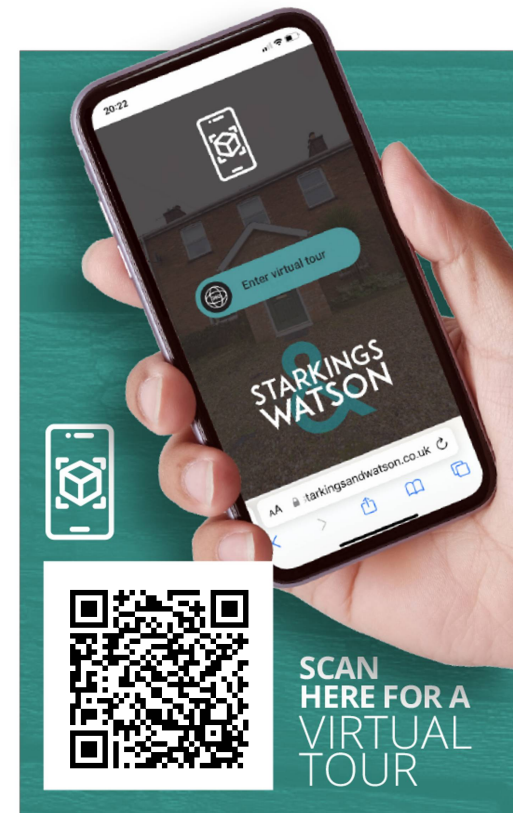
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VIRTUAL TOUR

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

AGENTS NOTES

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 water softener is installed.



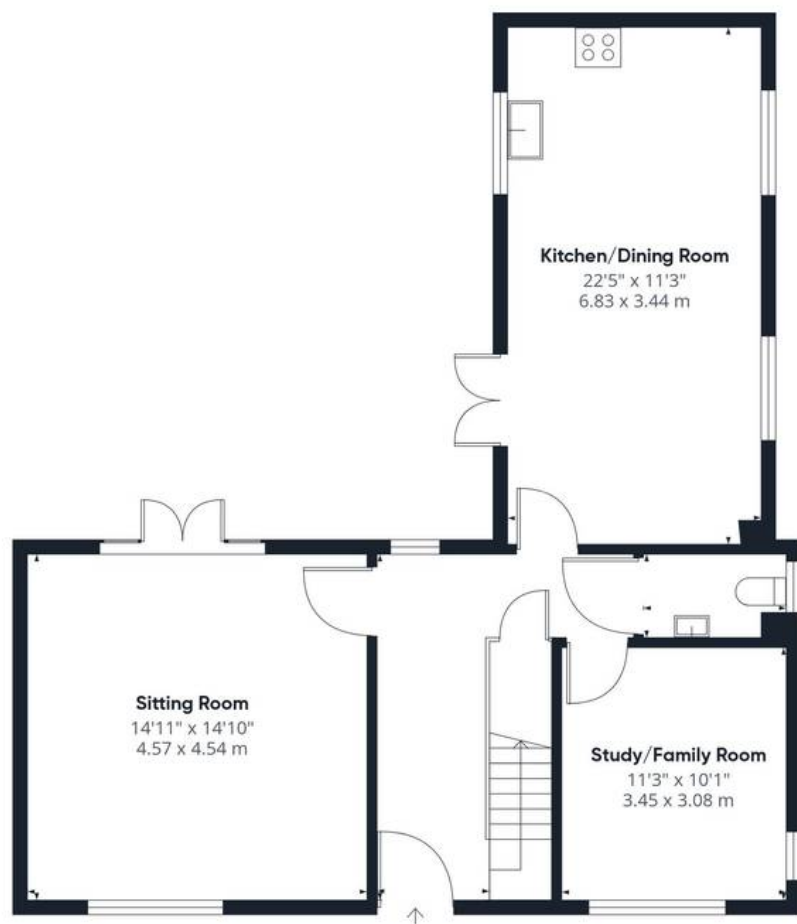




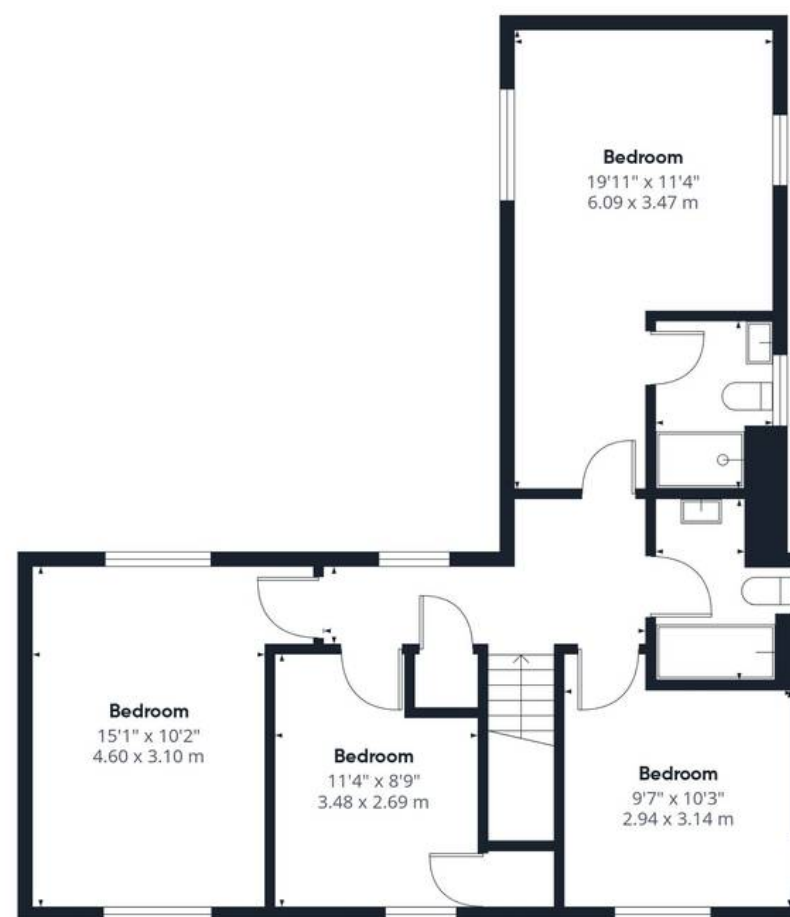
THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing and high level brick walling, having been laid to lawn and including a full width patio - which runs from the sitting room and kitchen French doors. Heading down the garden, an area of bark chippings can be found for a children's play area, with gated access to the driveway, exterior water supply and door to the garage. The garage offers and up and over door to front, door to side, storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1462 ft²

135.8 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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