



Desborough Way, Norwich - NR7 0RR



28 Desborough Way

Norwich

VENDOR FOUND. This IMMACULATELY PRESENTED FAMILY HOME offers FLAWLESSLY DECORATED ACCOMMODATION spanning over 930 SQ. FT (stms), providing a wonderful sense of SPACE and VERSATILITY throughout. Upon entering, you are welcomed by a BRIGHT ENTRANCE HALLWAY that leads directly into the 15' SITTING ROOM, which seamlessly backs onto a STUNNING GARDEN ROOM EXTENSION (finished in 2023), creating a light-filled space ideal for both relaxing and entertaining. The MODERN KITCHEN is thoughtfully designed, flowing effortlessly into a DEDICATED DINING AREA and a PRACTICAL UTILITY ROOM, all enhanced by a 2020 FITTED GAS COMBINATION BOILER. Upstairs, THREE GENEROUS DOUBLE BEDROOMS provide ample space for family or guests, including a PRINCIPAL BEDROOM with a CONTEMPORARY EN-SUITE SHOWER ROOM, whilst the FAMILY BATHROOM and en-suite both benefit from BRAND NEW FLOORING offering a fresh, modern finish. Every room has been carefully styled, ensuring a MOVE-IN READY environment for the next owners with the outside of the home matching this feel having been LANDSCAPED in 2025 to create a private haven to enjoy the warmer months with family and friends. The versatility of space is enhanced where a CONVERTED GARAGE currently serves as a home gym but holds a multitude of potential uses with the single driveway found here and a separate double driveway to the front of the home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Vendor Found!
- Flawlessly Decorated & Presented Accommodation Spanning Over 930 Sq. Ft (stms)
- 15' Sitting Room Backing Onto Garden Room Extension Finished In 2023
- Modern Kitchen Flowing Into Each A Dining & Utility Room With 2020 Fitted Gas Combination Boiler
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room Each With Brand New Flooring
- Fully Landscaped Garden Completed In 2025, Creating The Perfect Sociable Summer Space
- Large Double Driveway To The Front Of The Home & Separate Driveway In Front Of The Converted Garage

The sought after Norwich suburb of Dussindale offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

SETTING THE SCENE

The property sits proudly occupying a corner plot where the front of the home has been laid with shingle bedding to allow parking for multiple vehicles whilst access to the right hand side of the home takes you to a separate private driveway sat in front of the garage.



THE GRAND TOUR

Once inside, the bright and flawless décor immediately greets you with an entrance lobby generously sized to allow room to slip off coats and shoes before heading into the remainder of the home. A handy ground floor WC sits to the right hand side of the stairs benefiting from a full redecoration by the current owners. To the right hand side of the hallway the main sitting room emerges in the form of a 15' living space laid with all carpeted flooring and large uPVC double glazed windows at the front of the room to allow the space to be flooded with natural light. This is only enhanced by the addition of a garden room extension with a tall vaulted ceiling. The space creates the ideal space to sit and unwind in the evenings to be used as a dining room or a potential reading space with French doors backing onto the manicured rear gardens. The opposite side of the home offers a similarly versatile and free flowing design where the dining room area is currently used as a space to entertain guests with tile flooring leading through an archway to the modern kitchen fitted circa. 2019 with integrated appliances including an oven and hob with extraction above and dishwasher with views over the rear garden and separate door taking you into a handy utility room with further plumbing for white goods and a secondary access door for the rear garden.

The first floor landing splits in each direction to take you into each of the three bedrooms with the two smaller rooms coming to the right hand side. Each of the bedrooms, as well as the stairs and landing, have been laid with new carpeted flooring creating tasteful decoration in each space. The three piece family bathroom suite can also be found on this side of the home, again benefiting from new flooring laid in a herringbone pattern with a fully tiled surround, wall mounted heated towel rail and shower head with glass screen mounted over the bath. The larger of the bedrooms sits to the left hand side of the stairs having more than enough room to host a large double bed with two built in wardrobes and ensuite shower room with an identical matching herringbone flooring, tiled surround with rainfall shower head, floating vanity storage and heated towel rail.

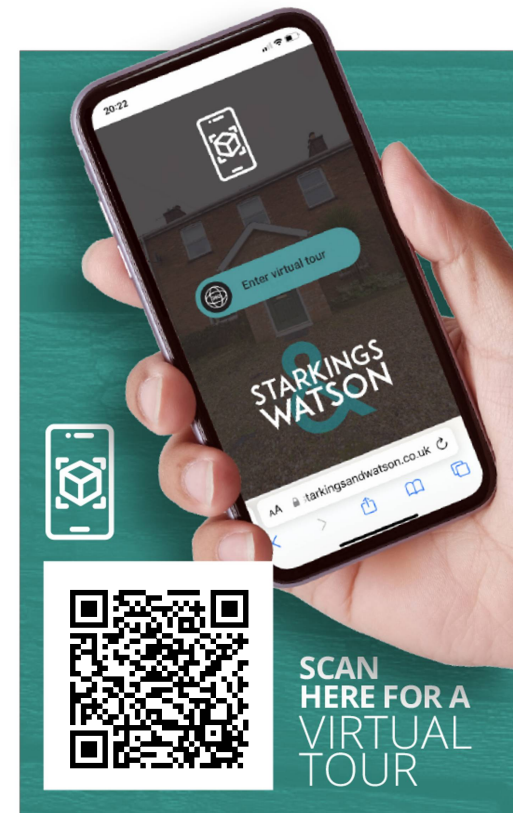
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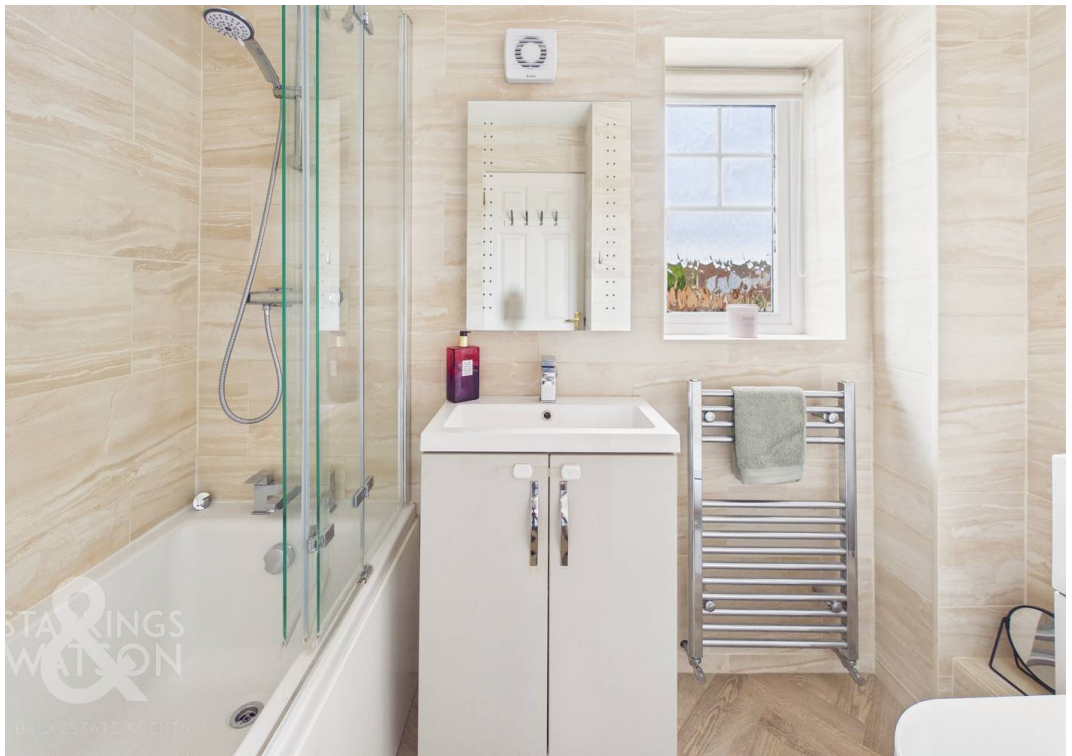
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VIRTUAL TOUR

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



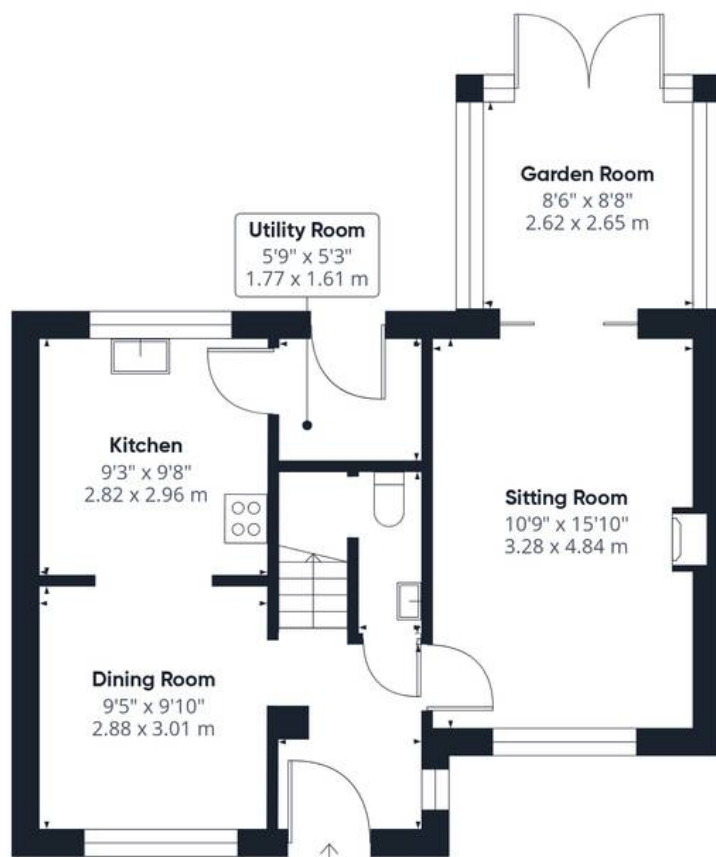




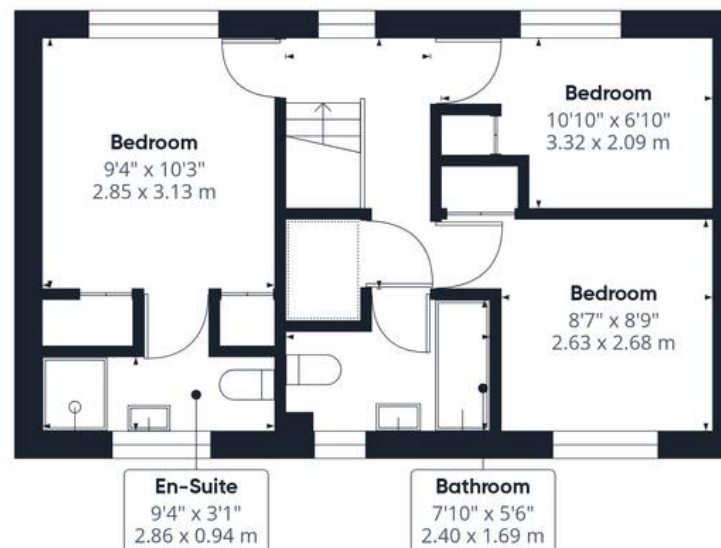
THE GREAT OUTDOORS

The rear garden has been meticulously landscaped by the current owners to create a colourful yet private haven to enjoy the warmer months with family and friends. Extended patio tiling reaches out from the garden room across the width of the home and reaching out towards the rear of the property, leaving more than enough room for potted plants and garden furniture. A lawn space sits to the right hand side of the home, further adding to the vibrancy with timber swinging gate taking you into the driveway at the rear of the home. The garage has been converted by the current owners with an insulated front over the door where currently a home gym setup can be found, with ability for this to be used in many different ways as either a home office, further work or living space or entertainment area.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1089 ft²

101.3 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.

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