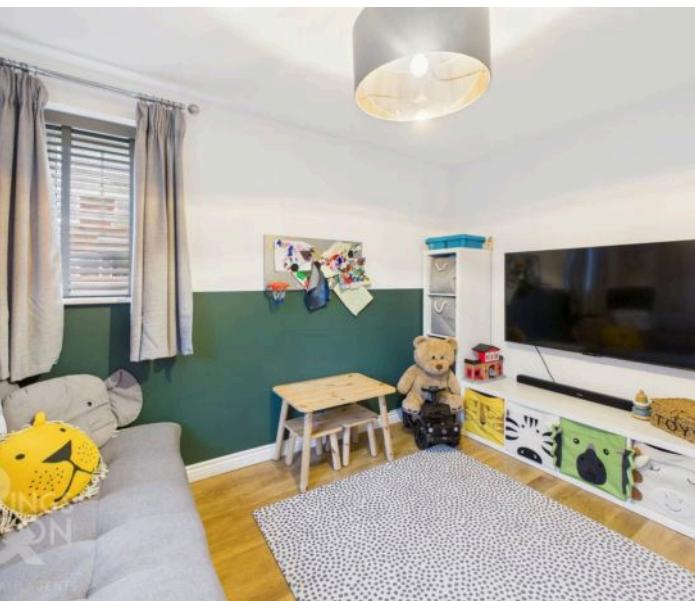




Orion Drive, Norwich - NR5 0WB

STARKINGS
&
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HYBRID ESTATE AGENTS



Orion Drive

Norwich

Occupying a prominent CORNER PLOT positioning, this DETACHED FAMILY HOME boasts INCOME GENERATING SOLAR PANELS and is presented in FANTASTIC DECORATIVE ORDER, an inviting space throughout with high quality fixtures and fittings. Step inside to the HALLWAY ENTRANCE, with stairs rising to the first floor, doors opening to all ground floor accommodation and a convenient two piece W.C. The main living spaces include the bright 14' SITTING ROOM, boasting a DUAL ASPECT with FRENCH DOORS opening to the garden. The impressive 22' OPEN PLAN KITCHEN and DINING ROOM offers space for formal dining and a HIGH SPECIFICATION kitchen with INTEGRATED APPLIANCES. The ground floor FAMILY ROOM/ SNUG offers a perfect second reception room or could make an ideal HOME OFFICE/ STUDY. Upstairs, FOUR BEDROOMS and the FAMILY BATHROOM open from the landing, three of which enjoy a DUAL ASPECT and including the MAIN BEDROOM, boasting a three piece ENSUITE SHOWER ROOM.

Outside, generous side by side DRIVEWAY
PARKING includes an EV CHARGING POINT,
leading to the DOUBLE GARAGE. To the rear, the
LANDSCAPED GARDEN is PRIVATE and FULLY
ENCLOSED.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Detached Family Home
- Income Generating Solar Panels
- 14' Sitting Room With French Doors
- 22' Dual Aspect Kitchen/ Dining Room
- Snug/ Potential Fifth Bedroom
- Four Bedrooms
- Large Private Driveway With EV Charging & Double Garage
- Landscaped Private & Enclosed Garden

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. To the rear of the property, access leads to the local play area and Marriott' Way for walks and cycling. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.



SETTING THE SCENE

The property can be found set back from the road, offering a prominent corner plot positioning with a frontage wrapping around the property enclosed by well maintained hedges. A flagstone pathway at the front leads up a couple of shallow steps to the main entrance beneath an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance features stairs rising to the first floor with a substantial integrated cupboard and handy understairs storage for coats and shoes. To the left, you will find a conveniently located two piece W.C. The generous sitting room enjoys a bright dual aspect with French doors opening directly onto the garden. Carpeted flooring runs underfoot, and the room comfortably accommodates a variety of soft furnishing layouts. At the opposite end of the hallway, a cosy family room/snug features hard flooring, offering excellent potential for use as a fifth bedroom, home office, or studio. The heart of the home is the impressive open plan kitchen and dining room. Spanning over 22', this dual aspect space is flooded with natural light through uPVC double glazed windows and a further set of French doors. Finished with hard flooring for ease of maintenance, the room initially offers ample space for formal dining before progressing into the kitchen area. The kitchen itself is equipped with a comprehensive range of wall and base units, wood effect worktops, and tiled splashbacks for ease of maintenance. Integrated appliances also feature, including a double oven, five burner gas hob with extractor, dishwasher, and fridge freezer.

Ascending to the carpeted first floor landing, doors lead to four well proportioned bedrooms. The main bedroom suite features large fitted wardrobes with sliding doors, a dual aspect, and a recently refitted three piece en-suite shower room. The second double bedroom is equally spacious and well lit by its dual aspect windows. The third bedroom also can comfortably accommodate a double bed, also benefiting from a dual aspect, while the fourth bedroom includes carpeted flooring and a useful integrated storage cupboard.

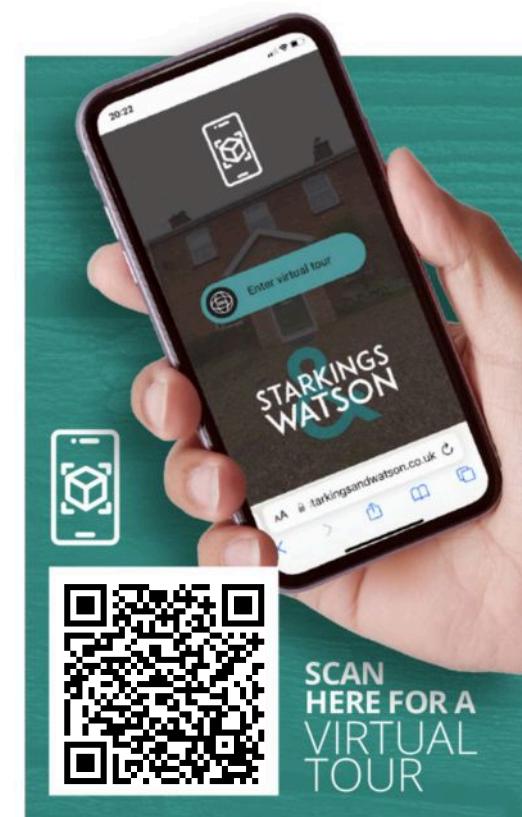
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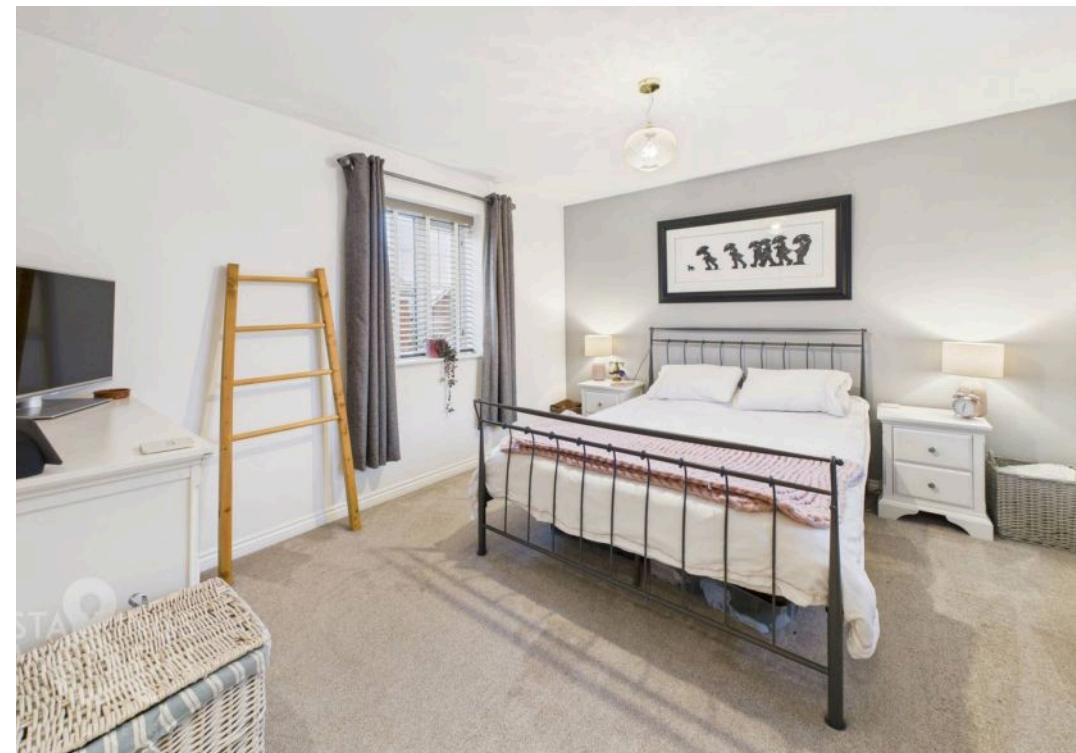
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What3Words : //onto.squad.hoops

VIRTUAL TOUR

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



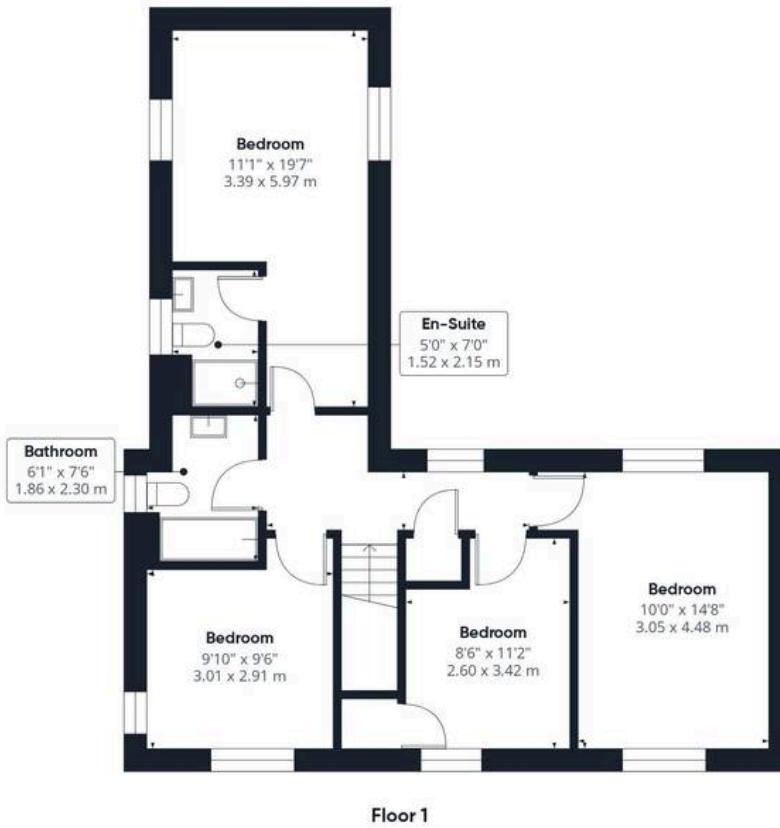




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed, opening to a substantial flagstone patio extending to allow pedestrian access to the garage and to a raised wooden decking, perfect for outside furniture to enjoy the summer months. A side wooden latch and brace gate provides convenient access to the driveway and frontage whilst the remainder of the garden is laid to a manicured lawn with raised wooden sleeper borders home to a range of plantings and shrubs completed by a well sized timber shed.





Approximate total area⁽¹⁾

1395 ft²

129.5 m²

Reduced headroom

10 ft²

1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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.