



Whittley Parish

Kingsway, Saxlingham Thorpe, Norwich, NR15 1UA

Guide Price £290,000 to £315,000



01508 531331

www.whittleyparish.com

Property Features

- 4 x GENEROUS BEDROOMS
- RE-DECORATED THROUGHOUT
- NEW FLOORING
- NEW GAS BOILER
- ENCLOSED GARDENS
- AMPLE PARKING
- EASY COMMUTE TO NORWICH
- Council Tax Band D
- Freehold
- Energy Efficiency Rating C.

Full Description

Kingsway is a small select development of 1970's family homes set in Saxlingham Thorpe nestled next to Newton Flotman and being some seven miles from the cathedral city of Norwich making it an excellent location for the commuter.

This particular family home is set at the end of the cul-de-sac and offers spacious and stylish accommodation throughout. The current owners have undergone an extensive re-decoration programme, replaced the floor coverings and added a new UPVC porch. The property benefits from UPVC windows, new front and rear and patio doors and is heated by a newly installed gas boiler via radiators.

Externally the property is approached via a hardstanding drive with parking for two cars leading to the integral garage with new roller door and measuring 15' 11" x 8' 3" (4.87m x 2.53m). Gateway access leads to the rear garden which is mainly laid to lawn, fully enclosed and offering a good degree of privacy within.

UPVC porch gives access via a timber front door to the:-

ENTRANCE HALL

Newly laid laminate flooring, newly carpeted stairs lead to the first floor, personnel door to garage, doors to cloakroom, kitchen and:-



LOUNGE 16' 4" x 11' 6" (5.00m x 3.52m)

Light and airy room with large front aspect picture window, glazed panels giving further light through from the hall, newly installed cast iron woodburning stove set upon a tiled hearth, new carpet, opening through to:-

DINING ROOM 9' 9" x 9' 3" (2.98m x 2.83m)

With continued new carpet, ample space for family size table and chairs, new patio doors give access to the rear garden, further door to:-

KITCHEN/BREAKFAST ROOM 14' 11" x 9' 9" narrowing to 7'11" (4.57m x 2.98m narrowing to 2.42m)

Fitted kitchen with a range of cream shaker style wall and base units with wood effect worksurfaces over, breakfast bar with space for 2 x stools, Belfast sink with mixer tap, plumbing for dishwasher and washing machine, space for upright appliance, space for oven, rear aspect window, door leading to the rear hallway with built-in storage cupboard and door giving access to the rear garden.

FIRST FLOOR LANDING

Door to airing cupboard housing hot water cylinder further doors to all bedrooms and:-

BATHROOM 6' 9" x 5' 5" (2.06m x 1.66m)

Two piece suite in white comprising p-shaped bath with shower over and glass screen, hand wash basin set upon vanity unit, frosted rear aspect window.

SEPERATE WC

Close coupled WC and frosted rear aspect window.

BEDROOM ONE 11' 6" x 11' 1" (3.52m x 3.39m)

Excellent master bedroom with large front aspect window.

BEDROOM TWO 12' 4" x 9' 9" (3.76m x 2.99m)

Being another good sized double bedroom and found to the rear of the property.

BEDROOM THREE 14' 0" x 8' 11" (4.27m x 2.74m)

Located above the garage and being a further good sized double bedroom.

BEDROOM FOUR 11' 1" x 8' 5" (3.40m x 2.58m) maximum measurements

Found to the front of the property with views over the close.

OUR REF: LO812



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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