



Paston Way, Thorpe St. Andrew, Norwich

Guide Price £500,000 - £525,000 Freehold

Energy Efficiency Rating : D

- ✓ Close to 2000 Sq ft (stms)
- ✓ Open Plan Detached Home
- ✓ Fitted Kitchen with Central Island
- ✓ Dual Aspect Sitting Room
- ✓ Studio/Home Office
- ✓ Four Bedrooms
- ✓ Luxury Four Piece Bathroom
- ✓ Parking to Front & Garden to Rear

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This DETACHED FAMILY HOME with almost 2000 sq ft (stms) includes a HOME OFFICE/STUDIO, whilst being tucked away in a sought after position in Thorpe St Andrew. Presented in IMMACULATE CONDITION, the property has been lovingly maintained, REMODELLED and updated through the years, with rooms now comprising an ENTRANCE HALL with a door to the CLOAKROOM and opening to the 21' DUAL ASPECT SITTING ROOM with sliding patio doors to the rear garden. Continuing through to the OPEN PLAN KITCHEN with CENTRAL ISLAND topped with SOLID WOOD WORK SURFACES, built-in BREAKFAST BAR and space for a 'RANGEMASTER' style oven, ample space is provided for a DINING TABLE, with doors leading to the STUDIO/HOME OFFICE and utility room. Upstairs FOUR BEDROOMS all benefit from BUILT-IN STORAGE, whilst the LUXURY 13' four piece FAMILY BATHROOM completes the property. The rear gardens are private, and parking is provided to front for multiple vehicles.

#### LOCATION

The sought after Norwich suburb of Thorpe St Andrew 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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR7 9LT), but to help you...Leaving Norwich via Ketts Hill, and along Plumstead Road, proceed to the roundabout and head straight over onto Plumstead Road East. Follow heading straight over again at the twin roundabouts onto the continuation of Plumstead Road East take the second left onto Armstrong Road, follow to the end and turn right onto Paston Way where the property can be found on the right hand side.

The property is approached via a generous brick weave driveway which leads to the main property. There is an adjacent timber gate that leads to the rear gardens all set behind a low level brick wall.

Entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, smooth coved ceiling, opening to sitting Room, door to:

#### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled flooring, radiator, double glazed window to front, smooth coved ceiling.



### SITTING ROOM

21' 7" x 18' 3" Max (6.58m x 5.56m) Feature fire place, fitted carpet, radiator x2, double glazed window to front, double glazed window to rear, double glazed sliding patio door to rear, television and telephone points, thermostat heating control, built-in storage cupboard, cloaks storage space, smooth coved ceiling, door to:

### KITCHEN/BREAKFAST ROOM

17' 1" x 16' 4" Max (5.21m x 4.98m) Fitted range of wall and base level units with solid wood work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, central island with breakfast bar, space for Range Style electric or gas cooker with glass splash back, integrated dishwasher, space for American style fridge/freezer, space for breakfast table, tiled flooring, radiator, double glazed window to rear x2, double glazed door to rear, smooth coved ceiling, Doors to studio/home office and utility room, opening to:

### DINING AREA

9' 12" x 7' 3" Max (3.05m x 2.21m) Tiled flooring, radiator, double glazed window to front, electric fuse box, smooth coved ceiling.

### UTILITY ROOM

9' 8" x 4' 9" (2.95m x 1.45m) Space for washing machine, tiled flooring, double glazed window to rear, wall mounted gas fired central heating boiler, built-in double storage cupboard, smooth coved ceiling.

### STUDIO/HOME OFFICE

16' 5" x 6' 9" (5m x 2.06m) Karndean Flooring, radiator, double glazed window to side, door to side, smooth ceiling with recessed spotlights.

### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to front, smooth coved ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

11' 9" x 8' 1" Max (3.58m x 2.46m) Fitted carpet, radiator, double glazed window to front, television point, built-in double wardrobe, smooth coved ceiling.

### DOUBLE BEDROOM

11' 9" x 10' 7" Max (3.58m x 3.23m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe, smooth coved ceiling.

### FAMILY BATHROOM

13' 3" x 7' 8" Max (4.04m x 2.34m) Four piece suite comprising low level W.C, pedestal hand wash basin, tiled bath with mixer shower tap, shower cubicle with thermostatically controlled rainfall shower, tiled walls, tiled flooring, radiator, heated towel rail, obscure double glazed window to rear x2, smooth coved ceiling with recessed spotlights.





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#### **DOUBLE BEDROOM**

12' 1" x 11' 1" (3.68m x 3.38m) Fitted carpet, radiator, double glazed window to rear, built-in wardrobe, built-in double wardrobe, smooth covered ceiling.

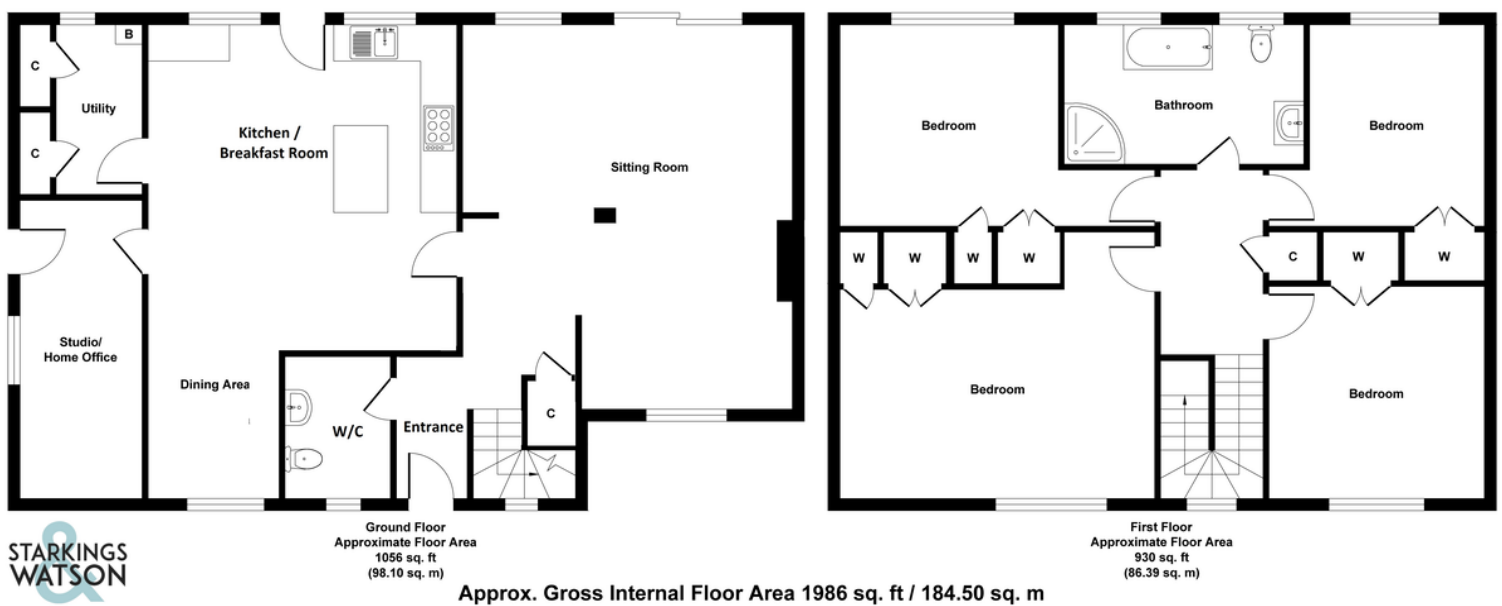
#### **DOUBLE BEDROOM**

17' 1" x 14' 1" Max (5.21m x 4.29m) Fitted carpet, radiator, double glazed window to front, television point, built-in wardrobe, built-in double wardrobe, smooth covered ceiling.

#### **OUTSIDE**

Stepping into the rear garden, a patio area extends from the property providing ample space for entertaining and alfresco dining. There is an area of lawn with, high level hedging and timber panel fencing at the boundary providing privacy.





Agents Note: 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

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