

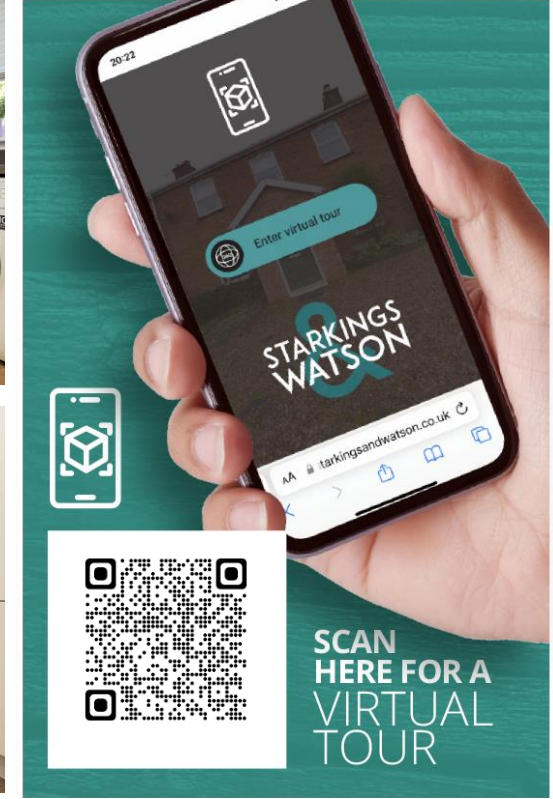
STARLINGS' WAY

# Great Witchingham, Norwich NR9 5BG

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Home
- Close to Marriott's Way & River Wensum
- Planning Granted for Extension
- Open Kitchen/Dining Room
- Sitting Room with Built-in Storage
- Three Bedrooms with En Suite to Main
- Lawned Gardens to Rear with Patio
- Off Road Parking & Garage

Situated on a DECEPTIVELY SPACIOUS PLOT and with PLANNING GRANTED TO EXTEND, this home can GROW WITH YOUR FAMILY. Stepping inside, the property has HARD WEARING floor coverings on the ground floor, ensuring it remains low maintenance, and with a KITCHEN/DINING ROOM benefiting from integrated cooking appliances, SPACE FOR WHITE GOODS and a dining table in front of FRENCH DOORS. The ENTRANCE HALL provides access to the CLOAKROOM with a two piece suite, stairs to the first floor and a door into the SITTING ROOM where you find space for SOFT FURNISHINGS and contemporary décor. Upstairs, THREE BEDROOMS and a FAMILY BATHROOM are accessed OFF LANDING, and the EN-SUITE SHOWER ROOM is off the main bedroom. Tucked away in the COUNTRYSIDE VILLAGE of Great Witchingham, situated only a SHORT DRIVE from NORWICH CITY with the RIVER WENSUM and MARRIOTTS WAY on your doorstep!

#### LOCATION

This attractive village is located just 12 miles from Norwich with the River Wensum and Marriotts Way on your doorstep. Only a short drive from the Broadland Northway (NDR), which leads to the A47 and A11. The village offers several public houses, doctors surgery, a popular primary school, village hall and excellent bus links. There is an active community, with further amenities in nearby Reepham, including the sought after Reepham High School and Sixth Form College.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR9 5BG) but to help you...From Norwich proceed out on the A1067 Fakenham Road towards Taverham, travel into Lenwade/Great Witchingham turning right into Hubbards Loke then following signed for Starlings' Way where the property can be found on the left hand side.

The property is approached via a well-maintained front lawn with hard standing path leading to the main entrance door with brick weave tandem driveway to the side.

uPVC obscure double glazed entrance door to:

Wood effect flooring, radiator, electric fuse box, stairs to first floor landing, smooth ceiling, doors to:

#### CLOAKROOM

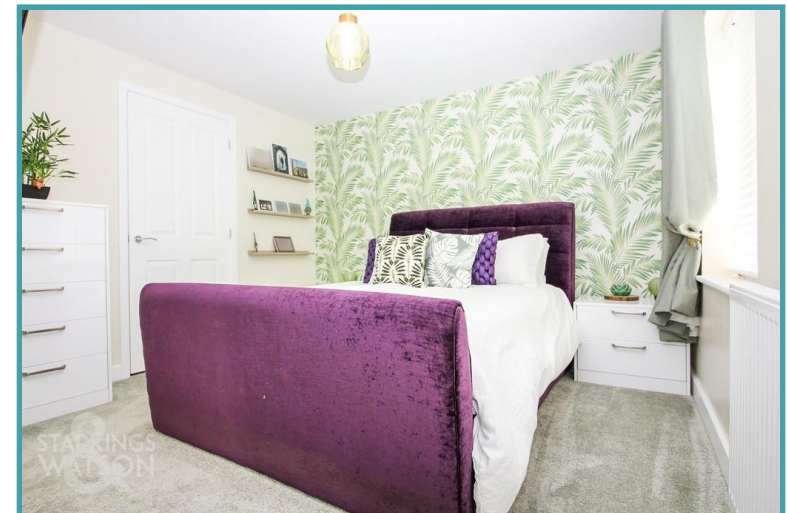
Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, extractor fan, wood effect flooring, radiator, uPVC obscure double glazed window to front.

#### SITTING ROOM

17' 8" x 12' 6" Max (5.38m x 3.81m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, built-in storage cupboard, smooth ceiling, door to:

#### KITCHEN/DINING ROOM

16' 4" x 10' 8" (4.98m x 3.25m) Fitted range of wall and base level units with square edged work surfaces and inset sink and drainer unit with mixer spray tap, matching up-stands, inset gas hob, built-in electric oven with stainless steel splash back and extractor fan over, integrated fridge/freezer, integrated dishwasher, space for washing machine, wood effect flooring, uPVC double glazed window to rear, uPVC double glazed French doors to rear, cupboard housing wall mounted gas fired central heating boiler, smooth ceiling.



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#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, smooth ceiling, doors to:

#### DOUBLE BEDROOM

14' 5" x 11' 3" Max (4.39m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front x2, television and telephone points, built-in wardrobe, smooth ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower and glazed shower screen, tiled walls, shaver point, wall mounted vanity mirror, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under, panelled bath, tiled splash backs, shaver point, extractor fan, tiled effect flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.

#### DOUBLE BEDROOM

11' x 9' 5" Max (3.35m x 2.87m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### BEDROOM

8' 2" x 7' 7" Max (2.49m x 2.31m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth ceiling.

#### OUTSIDE

Leaving the property via French doors you'll find a generous rear garden with spacious patio area ideal to entertain and dine, which opens onto an expensive lawn space with large border to rear.

#### GARAGE

18' 6" x 9' 8" (5.64m x 2.95m) Up and over door to front, door to rear, storage above, power and lighting.

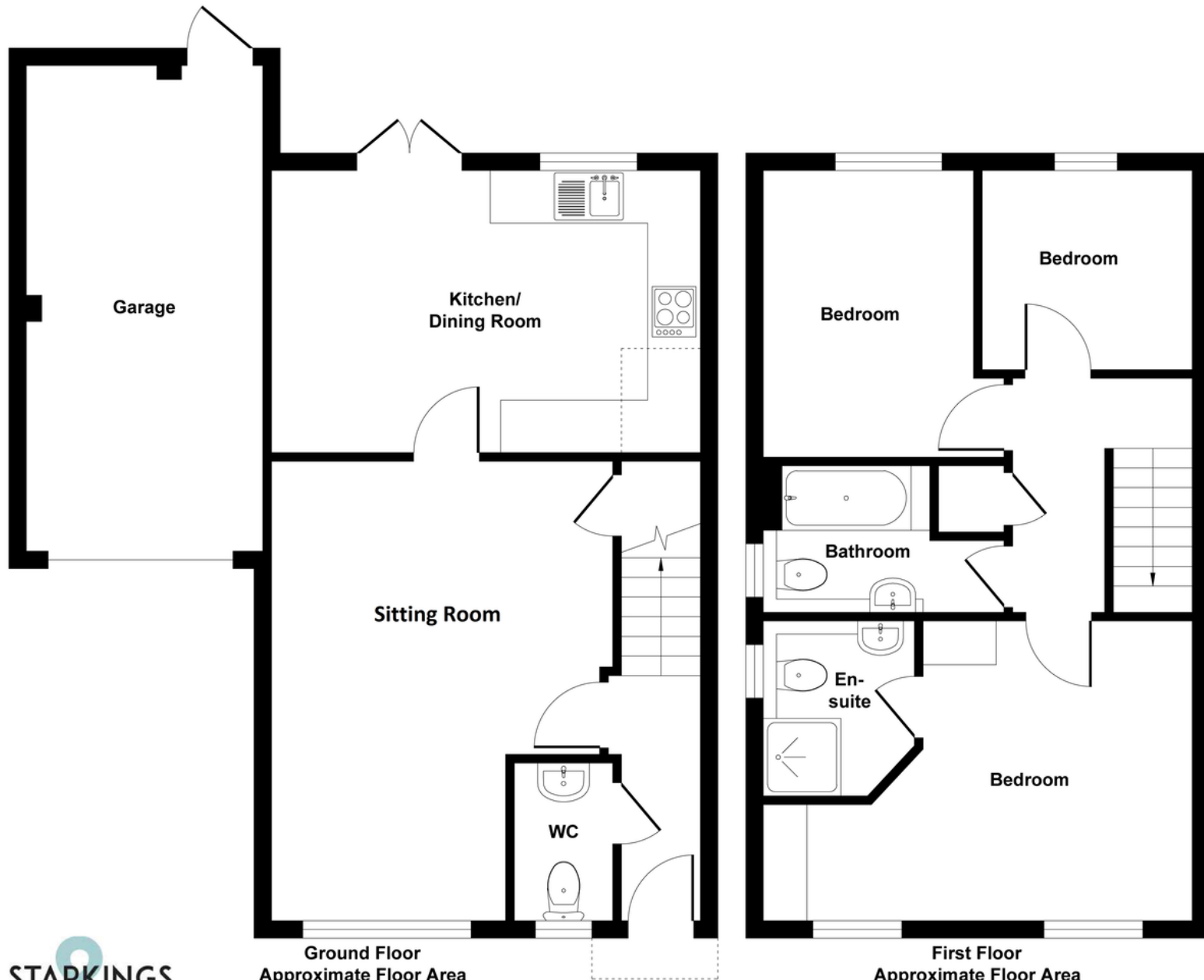
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**Ground Floor**  
 Approximate Floor Area  
 467 sq. ft  
 (43.38 sq. m)

**First Floor**  
 Approximate Floor Area  
 467 sq. ft  
 (43.38 sq. m)

**Approx. Gross Internal Floor Area 934 sq. ft / 86.77 sq. m**

