



Saxifrage Close, Tharston, Norwich, NR15 2ZU

Guide Price £400,000 to £425,000



01508 531331

www.whittleparish.com

Property Features

- Guide price £400,000 to £425,000
- Council Tax Band E
- Remainder of NHBC 10 year warranty
- Freehold
- Attractive front aspect views
- Energy Efficiency Rating TBC.
- Walking distance to local schools

Full Description

This four bedroom detached family home is located in the popular Tharston Meadow development and was built in 2018 by Taylor Wimpey Homes. Enjoying being within a stones' throw of the beautiful Norfolk countryside with many rural countryside walks to hand. The village of Tharston is located to the East of the thriving and well established village of Long Stratton which offers an extensive range of day to day amenities and facilities including good schooling, supermarket and doctors surgery. The market town of Diss is 13 miles to the south and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. Norwich is respectively 12 miles to the north being within commuter distance. The property has been lovingly maintained by the current owners and is presented in a most immaculate condition throughout. The accommodation comprises of a stunning open plan family kitchen/dining room, a well-proportioned sitting room with attractive front views, a further reception room and a cloakroom to the ground floor. Upstairs there are four extremely generous rooms with the main bedroom incorporating en-suite facilities and built-in mirrored wardrobes, there is a further family bathroom on this floor. Externally the property enjoys a pleasing position overlooking an open green area to the front and to the rear the private garden is totally enclosed by a high brick wall and is laid to lawn with a paved area abutting the rear of the property. There is also an external power and water supply with space for a hot tub (available by separate negotiation). To the front the property benefits from driveway parking leading to a single garage with up and over door, light and power.



ENTRANCE HALL

A pleasing first impression with stairs leading to the first floor.

SITTING ROOM

A lovely light and spacious room with views overlooking the open area to the front.

RECEPTION ROOM TWO

Currently used as a second sitting room but offers other uses such as an office space, a playroom or a ground floor bedroom.

KITCHEN/DINER

A superb family room with tiled floor, French doors leading to the rear garden, ample space for dining table and chairs, a breakfast bar and fitted kitchen comprising of an extensive range of wall and base units with solid wood worksurfaces over, integral appliance to include double oven, fridge/freezer, dishwasher and washing machine.

CLOAKROOM

Two piece suite in white comprising pedestal hand wash basin, WC and heated towel rail.

BEDROOM ONE

An impressive room with double aspect windows, floor to ceiling built-in wardrobes with sliding mirrored doors and door to:-

EN-SUITE

Three piece suite in white comprising of double shower cubicle, pedestal hand wash basin, WC and heated towel rail.

BEDROOM TWO

Another generous double bedroom with front aspect views.

BEDROOM THREE

Again found to the front of the property and being another double room.

BEDROOM FOUR

With built-in cupboard and being a generous single bedroom.

BATHROOM

Three piece suite in white comprising panelled bath with shower over, WC, pedestal hand wash basin and heated towel rail.

OUR REF: LO974





Floor 0



Floor 1

Approximate total area⁽¹⁾
1435.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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