

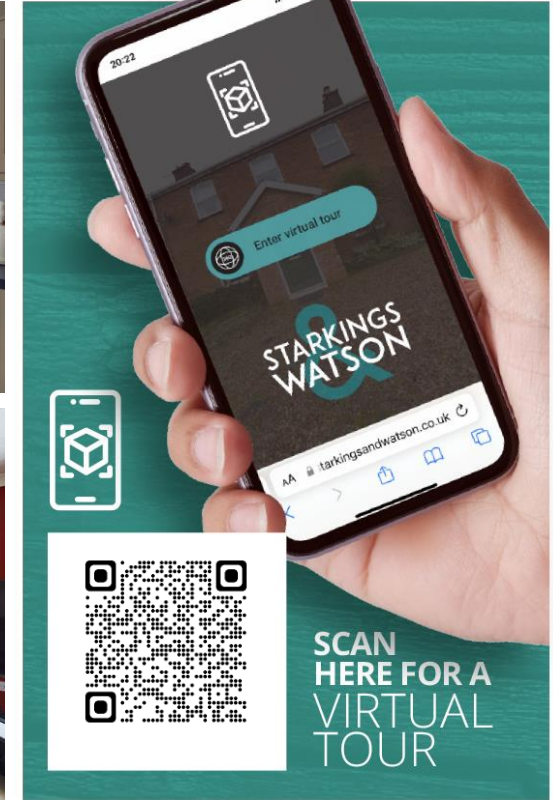
WINSTANLEY ROAD

**Dussindale, Norwich NR7 0YH**

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS  
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- Detached Family Home
- Sought After NR7 Location
- Scope to Convert Garage (stp)
- Modern Fitted Kitchen Replaced in 2018/19
- Bathroom, En Suite & Cloakroom
- Three Doubles & One Single Bedroom
- Lawn to Front & Rear
- Corner Plot with Allotments to Rear

#### IN SUMMARY

OWNED SINCE NEW and updated through the years! This MUCH LOVED family home has a fantastic CORNER PLOT with ALLOTMENTS TO REAR ensuring the gardens are NON-OVERLOOKED. The accommodation features a SITTING ROOM, cloakroom, KITCHEN/BREAKFAST ROOM - which has been MODERNISED in recent years, and finally there is a separate DINING ROOM on the ground floor. Upstairs there are FOUR BEDROOMS of which the main bedroom is EN SUITE, along with a family bathroom. The gardens have been LANDSCAPED with a DINING AREA to enjoy the SOUTH SUN. There is a GARAGE which is perfect for storage but could also be CONVERTED into additional living space (stp).

#### SETTING THE SCENE

To the front of this home, there is a brick-weave driveway providing parking for multiple vehicles. There is a generous area of lawn adjacent which could be kept as is, turned into additional parking or erecting a garage or cart lodge (stp). Using this space for additional storage could allow the integral garage

to be converted into extra living accommodation.

#### THE GRAND TOUR

Stepping onto the recessed matting in the entrance hall as a place to remove coats and boots, there is fitted carpet running through the rest of the hallway, up the stairs and into the sitting room. To the left hand side, there is a door to the garage and a cloakroom with a two piece suite. Straight ahead you find the kitchen which has been re-fitted with cream coloured shaker style cabinets and brushed handles, along with integrated cooking appliances. A built-in electric cooker, gas hob with extractor fan and a dishwasher can be found, with space created for an 'American' style fridge freezer, washing machine and tumble dryer. Adjacent, there is a dining room with French doors to the rear and double doors into the sitting room. Upstairs, all bedrooms lead from the landing and have fitted carpets, two have windows facing to front and two look over the allotments to rear. There is a family bathroom also accessed off landing, with a shower over the bath, and an en suite shower room which adjoins the main bedroom.

#### THE GREAT OUTDOORS

Featuring a wonderful Indian sandstone patio which has been added to rear, the garden is largely laid to lawn with flower beds at the borders and a decked area towards the rear boundary. A shingle pathway runs alongside the lawn connecting you to the storage buildings and decking, with access to the frontage through a gated access.



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



### OUT & ABOUT

This property's exclusive location is situated within the popular suburb of Thorpe St Andrew which is to the east side of Norwich and offers a variety of local amenities, including shops, schools, doctors and dentist surgeries. A regular bus services runs into the city centre and Norwich train station provides daily services to London and Cambridge.

### FIND US

Postcode : NR7 0YH

What3Words : ///remark.bands.relate

### VIRTUAL TOUR

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

**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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**GIRAFFE 360**

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

(1) Excluding balconies and terraces

Reduced bedroom (below 1.5m<sup>2</sup>/4.92ft<sup>2</sup>)

Approximate total area<sup>(1)</sup>

1214.67 ft<sup>2</sup>  
112.85 m<sup>2</sup>

Reduced bedroom

20.99 ft<sup>2</sup>  
1.95 m<sup>2</sup>

HYBRID ESTATE AGENTS

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