



8 Bee Orchid Way, Tharston, Norwich, NR15 2ZS

Guide Price £390,000



01508 531331

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# Property Features

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- 10 year NHBC residue
- Single Garage
- x4 Bedrooms
- x3 Reception Rooms
- x2 Bathrooms
- Walking Distance to Schools and Shops
- Heating- Electric
- Council Tax Band E
- Freehold
- Energy Efficiency Rating B.

## Full Description

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Located within walking distance to the village of Tharston, the property is found upon a modern and attractive development comprising of similar luxury properties much of which were built approximately four years ago. There is a mixture of different types of houses with most predominantly centred around a large open green space giving a pleasing feel to the development. The unspoilt village of Long Stratton offers a good range of local day to day amenities and facilities whilst being surrounded by the idyllic south Norfolk countryside.

The property was constructed and completed in 2019 by respected developers Taylor Wimpey well known for building properties to a good specification up and down the country. The house comprises a four bedroom detached dwelling of brick and block cavity wall construction under an interlocking tiled roof with high thermal insulation levels and heated by a modern electric central heating boiler via radiators, with a pressurised hot water cylinder and fifteen solar panels. Throughout the property is presented in an excellent decorative order with particular notice being drawn to the four bedrooms at first floor level all being able to cater for double beds and with the master bedroom having the luxury of en-suite facilities.

The property is set back from the road having off-road parking upon a tarmacked driveway leading up to the single detached garage with up and over door to front, power/light connected and personnel door giving access to the gardens. The main gardens lie to the rear. Abutting the rear of the property is a paved patio area creating an excellent space for alfresco dining leading onto an area of lawn, enclosed by concrete posts and panel fencing.





### **ENTRANCE HALL**

A pleasing first impression. Spacious hallway giving access to x2 Reception Rooms, Kitchen and WC/Utility. Stairs rising to first floor level. Under stair storage cupboard to side.

### **WC/UTILITY ROOM**

With roll top work surface, inset sink and space/plumbing for tumble dryer etc. Low level wc to side

### **KITCHEN**

Offering an extensive range of wall and floor units with roll top work surfaces, inset stainless steel one and a half bowl sink with drainer and mixer tap, integrated appliances with four ring electric touch hob with extractor fan over, eye level double oven, integral fridge/freezer and dishwasher. Access to Dining Room.

### **LOUNGE**

A lovely light, bright room with French doors giving access to the rear gardens. Access to Dining Room.

### **DINING ROOM**

Excellent space for dining table and chairs. French doors giving access to rear gardens.

### **STUDY**

Found to the front of the property, offering itself for a number of purposes. Currently being used as a playroom.

### **FIRST FLOOR LANDING**

Giving access to the four double bedrooms and family bathroom. Built-in airing cupboard to side housing the pressurised hot water cylinder and boiler. Access to loft space above

### **BEDROOM ONE**

With window to the front aspect being a most spacious master bedroom having the luxury of en-suite facilities.

### **ENSUITE**

Comprising of a matching suite in white with WC, hand wash basin over vanity unit and double shower cubicle.

### **BEDROOM TWO**

With window to the front aspect and being another spacious double bedroom.

### **BEDROOM THREE**

A lovely room with views over the rear garden.

### **BEDROOM FOUR**

With window to the rear aspect, a fourth double bedroom.

### **BATHROOM**

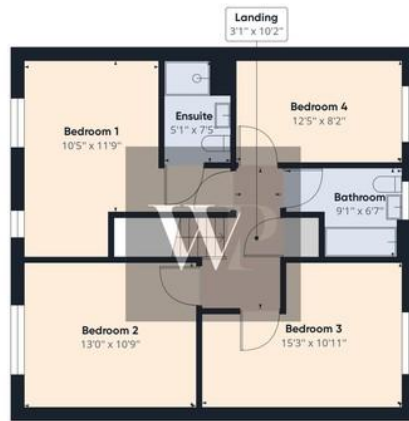
With frosted window to rear and comprising of a panelled bath with shower over, low level WC and pedestal hand wash basin.

**Our Ref: L01032**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1451.26 ft<sup>2</sup>

Reduced headroom  
11.61 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

www.whitleyparish.com  
longstratton@whitleyparish.com  
01508 531331

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