

# MEADOWSWEET MEWS

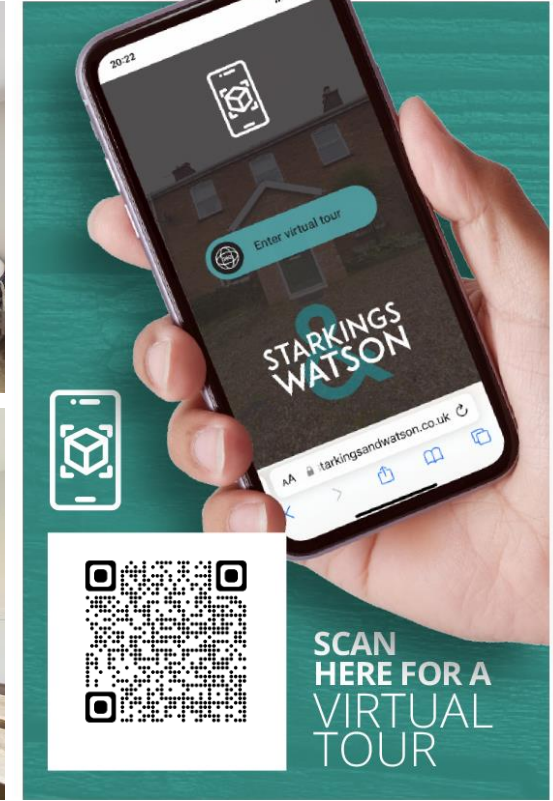
## Tharston, Norwich NR15 2ZT

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

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# STARKINGS & WATSON



- 2018 Built Semi-Detached Home
- Tucked Away Leafy Setting
- Hall Entrance & Sitting Room
- 15' Kitchen/Dining Room with French Doors
- Three Bedrooms
- Main Bedroom with En Suite
- Landscaped & Low Maintenance Gardens
- Garage & Driveway

### IN SUMMARY

VENDORS FOUND! Built-in 2018, this IMMACULATE semi-detached home offers a TUCKED AWAY LEAFY SETTING with private driveway, GARAGE and PRIVATE GARDENS. Having been finished to a high standard, finished with a HOST OF EXTRAS, the property offers a CONTEMPORARY FINISH, with a LANDSCAPED LOW MAINTENANCE GARDEN. Stepping inside the property starts with a hall entrance and stairs to the first floor, leading into the 13' SITTING ROOM, inner hall with built-in airing cupboard with electric CENTRAL HEATING system, cloakroom, and 15' KITCHEN/DINING ROOM with BUILT-IN OVEN and HOB, space for appliances and FRENCH DOORS to the rear garden. To the first floor, the family bathroom and THREE BEDROOMS lead off the landing, including the MAIN BEDROOM with an EN SUITE. To the outside, the GARDENS are a GREAT SIZE, with DECKING and a RESIN PATHWAY with lighting - whilst storage is provided in the adjacent GARAGE.

### SETTING THE SCENE

Tucked away on a private driveway with only two properties beyond, the property is approached via a low maintenance planted and lawned frontage with parking provided for to the side of the property. Access leads to the garage and gated access leading to the rear garden.

### THE GRAND TOUR

An easy to maintain hall entrance with tiled flooring greets you, with a well dressed and welcoming space which leads to the sitting room and first floor landing. The electric fuse box is on the left for easy access. Heading into the sitting room, a media unit with a feature fire place has been created, allowing for a spacious feel but with a functional centre point. The front window overlooks a green and leafy setting, with a luxury carpet under foot. The kitchen and dining space runs across the rear of the property, with an inner hall area leading to an under stairs storage area and to the ground floor W.C with attractive tiled splash backs and flooring. The kitchen space continues with tiled flooring, with ample space for a good sized table. The kitchen has been upgraded to include an electric hob, built-in eye level electric double oven, fridge freezer, washing machine and dishwasher. Under cupboard lighting and plinth level spotlights highlight the space. French doors lead straight out onto the resin pathway. The first floor is finished with a luxury fitted carpet, with two bedrooms facing to rear, and the main bedroom to front, with an en suite. The en suite has been upgraded with fully tiled walls and a heated towel rail,



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with spotlights over head and tiled flooring under foot. The family bathroom is finished in a similar style, utilising contrasting tiled walls and a shower over the bath.

#### THE GREAT OUTDOORS

Having been carefully planned, the garden incorporates an expanse of grass, with a contemporary resin pathway with inset spotlighting which runs around in an I-shape. Providing a play or seating space, a raised decked seating area runs seamlessly across the rear boundary, with enclosed timber fenced boundaries and a gated access to front. An outside water supply and useful garage access can be found to the side.

#### OUT & ABOUT

The popular South Norfolk village of Tharston is located adjacent to Long Stratton, which offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the south. The town offers a main line railway station serving London Liverpool Street.

#### FIND US

Postcode : NR15 2ZT

What3Words : ///failed.brothers.entitle

#### VIRTUAL TOUR

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

#### AGENTS NOTES

An estate charge in the region of £150.00 is due PA to contribute towards the maintenance of the communal grounds and shared driveway access.

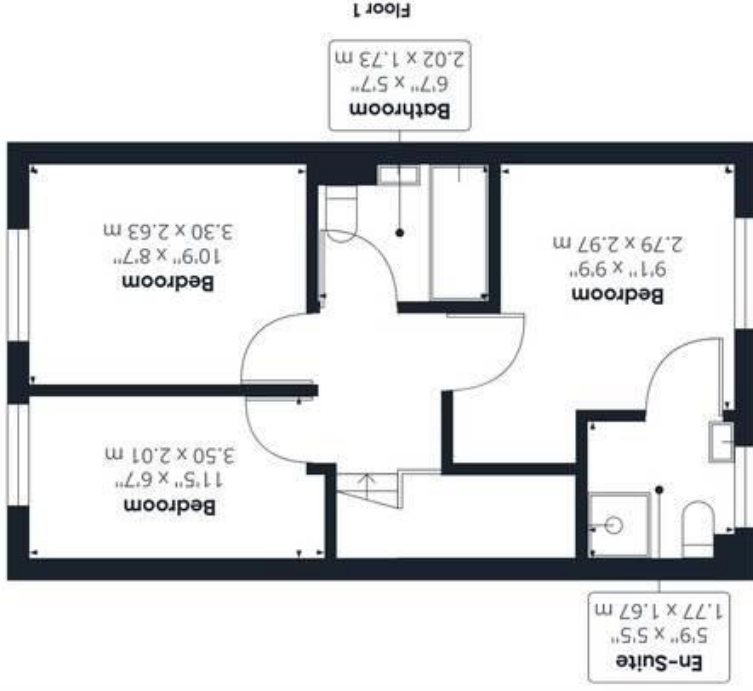
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Price:



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Approximate total area (1)

787.77 ft<sup>2</sup>  
73.19 m<sup>2</sup>

(1) Excluding balconies and terraces

**GIRAFFE 360**  
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