

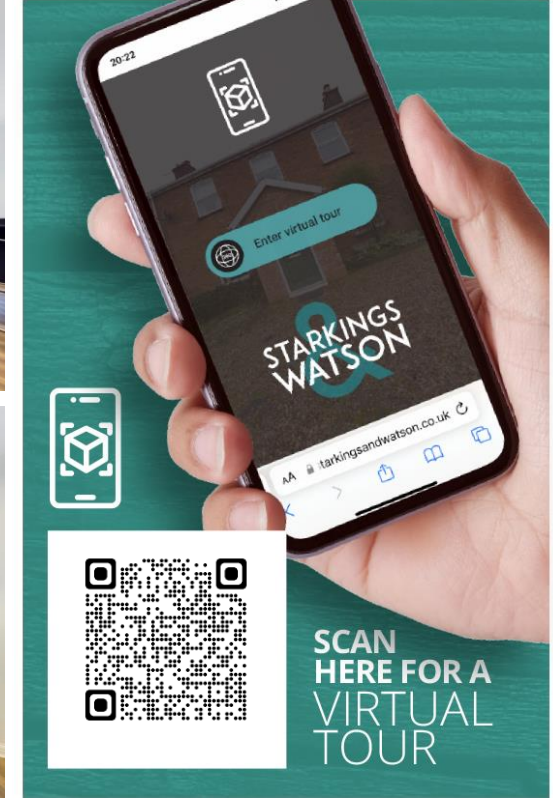
BARKER WAY

Thorpe End, Norwich NR13 5EZ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED



For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- Motivated Vendor!
- 2200+ Sq. ft (stms) Detached Home
- Non-Overlooked Gardens
- Semi-Permanent Heated Swimming Pool
- Updated & Modernised Interior
- Sitting Room with Feature Fireplace
- 27' Kitchen/Family Room
- Five Bedrooms

IN SUMMARY

MOTIVATED VENDOR. Boasting over 2200 Sq. ft (stms) with a DOUBLE GARAGE and semi-permanent SWIMMING POOL, this sizeable NON-OVERLOOKED FAMILY HOME has been UPDATED and WELL MAINTAINED OVER THE YEARS, offering a turn key purchase for a busy family. With OPEN PLAN LIVING and a flexible layout, FIVE FIRST FLOOR BEDROOMS ensure there is ground floor study space without compromising the other reception rooms. The HALL ENTRANCE offers storage and leads to the W.C, study, 18' SITTING ROOM with CONSERVATORY, and the 27' WREN KITCHEN/DINING ROOM - with ample room for family living and a useful UTILITY ROOM beyond. The five first floor bedrooms include various BUILT-IN WARDROBES, an EN SUITE with a MIRA DIGITAL SHOWER and family bathroom with a shower over the bath. With POTENTIAL TO EXTEND (stp) to the side, the property includes ELECTRIC GARAGE DOORS, 14' storage shed, A-PLUS RATED 2019 installed WINDOWS and gas fired central heating with a warranty on the boiler.

SETTING THE SCENE

Set back from the road on a small private road serving only three properties, a lawned and tree lined frontage borders the double driveway which leads to the adjoining double garage. Lawned gardens wrap around the front, with a hard standing footpath leading to the front door and gated rear garden.

THE GRAND TOUR

Heading inside the hall entrance forms an L-shape with the stairs rising up, and useful storage built-in below. Doors lead off to the principal reception spaces, starting with the kitchen/dining and family room. This open plan and extended room is finished with a Wren kitchen, with wood effect flooring running through the space. With ample room for soft furnishings and a large dining table, twin double glazed windows look onto the rear garden, with a further window to front. The kitchen offers a U-shape arrangement of units with matching work surfaces and up-stands, including an integrated dishwasher, inset electric induction hob and built-in eye level electric double oven. A breakfast bar forms part of the installation, with space provided for an American style fridge freezer. Leading off is the utility room, with further storage and space for laundry appliances. A door leads into the rear garden, with the gas fired central heating boiler wall mounted. Back into the sitting room, a feature fire place creates a focal point, with double doors opening onto the conservatory - currently used as a gym, but an ideal extension to the seating space in the summer months. Also off the hall is the W.C and adjacent



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



study - both immaculately presented. Heading upstairs, a wide landing leads to all five bedrooms. Three of the bedrooms include built-in wardrobes, with all the rooms presented in move-in condition. The bathroom has been re-fitted and includes a shower over the bath with an Aqua board splash backs, and a wall mounted hand wash basin with storage. The main bedroom includes a dressing room with mirrored doors on the wardrobes and a dressing table. The en suite has also been replaced, including Aqua board splash backs, storage under the sink and the Mira digital shower in the cubicle.

THE GREAT OUTDOORS

The rear garden is private and non overlooked with cleverly planted trees and mature hedging. Laid to lawn, the garden includes a patio which sweeps across the rear of the property. A door leads from the conservatory and utility room, with gated access to the side. A timber built summer house can be found to one corner, with a heated semi-permanent swimming pool to the other. To the side of the property a shed and log store can be found.

OUT & ABOUT

The garden village of Thorpe End is located East of the Cathedral City of Norwich. The village offers a wealth of amenities with a shopping parade, village hall and church. The village is served by regular buses and offers excellent transport links to Norwich and the A47 for access to Great Yarmouth and of course the A11.

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:



FIND US

Postcode : NR13 5EZ

What3Words : ///proper.smile.powers

VIRTUAL TOUR

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

For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area^m
 2253.24 ft²
 209.33 m²

Excluding balconies and terraces

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.