

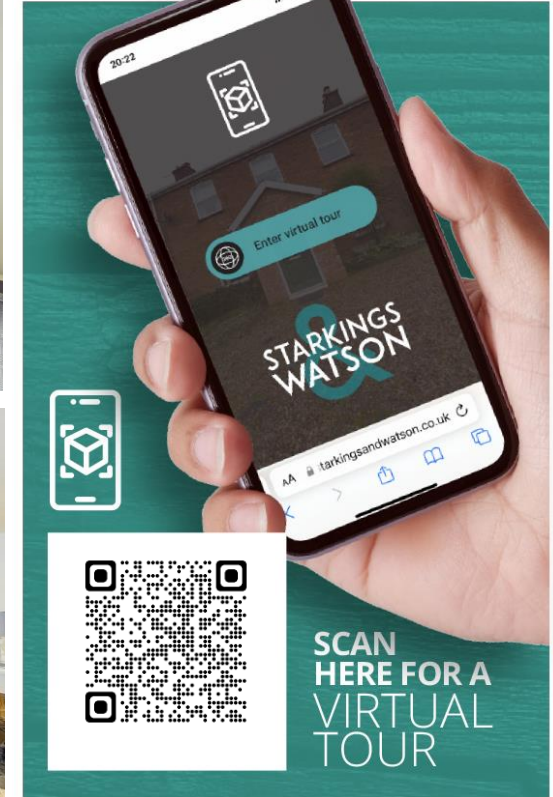
COOPERS CLOSE

Thorpe Marriott, Norwich NR8 6QZ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain
- Semi-Detached Family Home
- Approx. 995 Sq.ft (stms)
- Integral Storage Garage
- Hall Entrance with W.C
- Sitting Room & Conservatory
- 21' Kitchen/Dining Room
- Three Bedrooms

IN SUMMARY

NO CHAIN. With some 995 Sq. ft (stms) of accommodation, this SEMI-DETACHED family home offers a PERFECT BLEND of OPEN PLAN LIVING, parking and TUCKED AWAY GARDENS. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the accommodation comprises a HALL ENTRANCE with W.C, 15' SITTING ROOM with patio doors into the 15' CONSERVATORY - ideal for EXTENDING the LIVING SPACE, with the KITCHEN OPEN PLAN via double doors - extending to 21'. Upstairs, THREE BEDROOMS lead off the landing with a family bathroom complete with a SHOWER over the bath. The GARDENS are low maintenance and mainly laid to shingle, with enclosed borders and a PATIO.

SETTING THE SCENE

Located at the end of a cul-de-sac and with an open front aspect, a hard standing driveway with an adjacent section of brick weave allows for ample parking. The garage is integral, having been partially converted to extend the kitchen, and now offering a storage space with a roller door to front and the gas

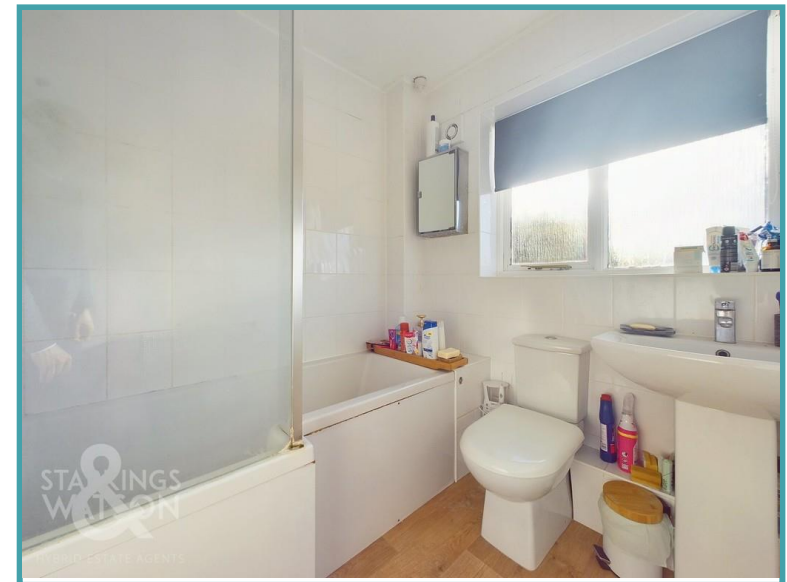
fired central heating boiler.

THE GRAND TOUR

Heading inside, the hall entrance includes the stairs and useful storage below, with a door into the main living space and into the W.C - ideal for guests with half tiled walls. The sitting room is carpeted and filled with excellent natural light, with sliding patio doors into the conservatory and glazed double doors into the kitchen, ideal for open plan living. The conservatory extends the living space, with uPVC double glazed windows and French doors onto the garden, and wood effect flooring under foot. The extended kitchen space offers an excellent array of built-in storage, with wood effect work surfaces, cupboards fitted both high and low, and ample space for general white goods and an electric cooker. Wood effect flooring runs through the kitchen with ample space for a dining table. Upstairs, the landing leads to the three bedrooms, two are comfortable doubles, and the third a single with a built-in cupboard over the stairs. The family bathroom completes the property with a shower over the bath and tiled splash backs.

THE GREAT OUTDOORS

Laid to shingle the garden is enclosed with a mixture of high and low level timber fencing, with planted borders and a useful timber built storage shed. The patio extends across the back of the conservatory, with a useful side access gate.



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OUT & ABOUT

Thorpe Marriott is situated North West of the City, with the development lying on a direct bus route to and from the City Centre. Located close to all major transport links, Thorpe Marriott and nearby Taverham and Drayton offer a good selection of local amenities including village shop, butchers, bakery, mini supermarket, doctors surgery and schools including the local Taverham High School.

FIND US

Postcode : NR8 6QZ

What3Words : ///defrost.crunches.recipient

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.

Reduced headroom (below 1.5m/4.9ft)

Excluding balconies and terraces

Approximate total area[™]
92.5 m²
95.64 ft²

Reduced headroom
9.52 ft²
0.88 m²

