

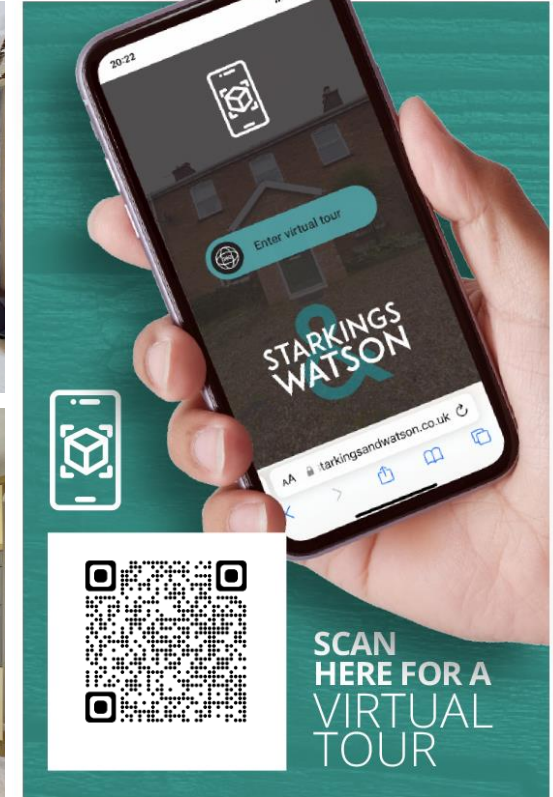
PRIORSWOOD

Thorpe Marriott, Norwich NR8 6FW

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- 1600 Sq. ft (stms) Detached Family Home
- Four Reception Rooms
- 22' Sitting Room & Separate Family Room
- Study/Home Office
- Kitchen with Open Plan Dining Room
- Four Bedrooms
- Private & Enclosed Rear Garden
- Driveway & Double Garage

IN SUMMARY

VENDOR HAS FOUND! Substantial DETACHED FAMILY HOME offering over 1600 Sq. ft of accommodation (stms) across two floors. The VERSATILE living accommodation downstairs offers the occupants the use of a DUAL ASPECT sitting room, separate FAMILY ROOM, ground floor STUDY, cloakroom, DINING ROOM as well as a KITCHEN and UTILITY ROOM with a range of integrated appliances and abundance of internal storage. The first floor gives access to FOUR BEDROOMS with the larger benefiting from an EN-SUITE SHOWER ROOM, as well as a sizeable FAMILY BATHROOM. Externally, the property has a large driveway with a BRICK BUILT DETACHED DOUBLE GARAGE, and utilises its CORNER PLOT setting to give the owners a fantastic sized garden to the rear and side of the property - perfect for a family to enjoy.

SETTING THE SCENE

Heading towards the end of this quiet cul-de-sac you will find this impressive family home tucked in the corner with access into the hard standing driveway leading to the detached garage. Small lawns border the side of the property with a low level hedge to the front and shingle garden space either side of the access pathway to the front door.

THE GRAND TOUR

As you enter the front door you will find yourself in a welcoming open space with tiled flooring and handy coat storage. This central hall gives access to almost all of the rooms downstairs with a gas fired radiator. To your right you will enter the dual aspect, bay fronted sitting room with uPVC French doors to the rear giving access to the garden. Doors lead you through to the separate family room offering a multitude of uses such as a snug sitting room, additional dining room or larger home office amongst many others - complete with a bay window and carpeted flooring underfoot. Adjacent the main entrance to this room is the access to the study, sitting at the front of the property. Being just under 100 sq. ft (stms) in size this makes a very well-proportioned office/study space, perfect to configure to any home working set up. Just to your left of this room is the cloakroom with tasteful decor, tiled flooring and surrounds, radiator, W.C and low level wash basin. The property really opens up towards to rear as we enter the kitchen and dining room space which has been presented in an open plan manner with a wide range of wall and base mounted storage set around roll top work surfaces, integrated double oven, hob, fridge and dishwasher with tiled splash backs and a rear aspect window. This then opens to the dining room with rear aspect window and vinyl flooring heading to the utility room with plumbing for a washing machine and space for a tumble dryer with an access door to the rear garden. To the first floor there is a U-shape landing giving access to all rooms as well as handy internal storage. The larger of the bedrooms sits at the rear of the property with uPVC window overlooking the rear garden and double internal cupboards plus use of a tiled three piece en-suite shower room with shower cubicle, WC and low level wash basin with a window and radiator. Sitting next to this room is the smaller of the four bedrooms offering a perfect nursery for growing families with carpeted flooring and window overlooking the rear garden. At the end of the hallway is the second largest



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



of the bedrooms similar to the first with carpeted flooring, rear aspect window and double integral storage. Sitting in front of this room overlooking the front of the property is the final bedroom also with integral storage sitting adjacent to the family bathroom offering a three piece suite formed of a large corner bath unit, radiator, WC and low level ceramic wash basin. This expansive home offers versatility in abundance giving the new occupants an array of options when it comes to configuration.

THE GREAT OUTDOORS

Occupying the corner plot gives this property an impressive external space. Immediately to the side of the property is a large flag stone patio area giving access to the double garage through the door, with a large timber shed adjacent. Shingled borders line the side of the garden and its timber fence leading to a raised planting bed at the rear of the property. An open laid to lawn garden sits at the rear with a timber fence enclosing this space and making it a brilliant space for all to enjoy.

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 6FW

What3Words : ///recorder.perfectly.other

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:



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

starkingsandwatson.co.uk



Approximate total area^m
 1645.72 ft²
 152.89 m²

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.