

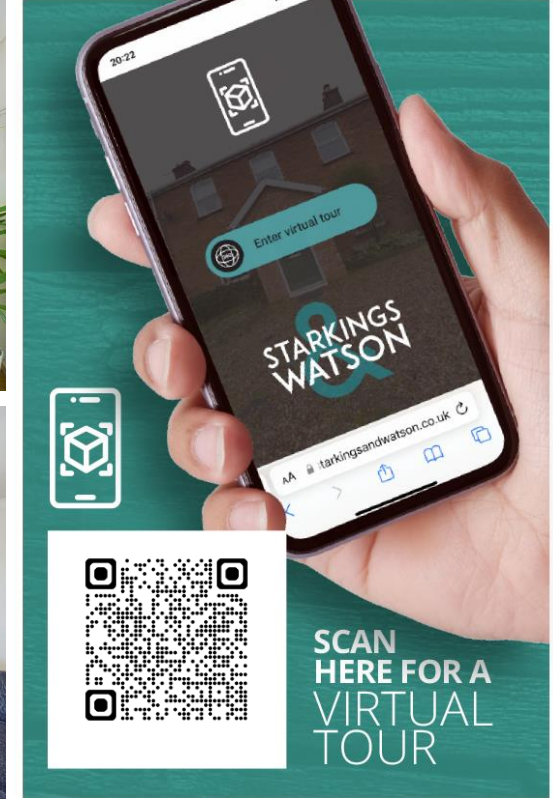
WITHY WAY

Thorpe Marriott, Norwich NR8 6YB

Freehold | Energy Efficiency Rating : C

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- Detached Family Home
- 14' Sitting Room
- 29' Kitchen/Dining Room
- Four Bedrooms
- Family Bathroom & En-Suite
- Private & Enclosed Rear Garden
- Quiet Cul-De-Sac
- Driveway & Integral Garage

IN SUMMARY

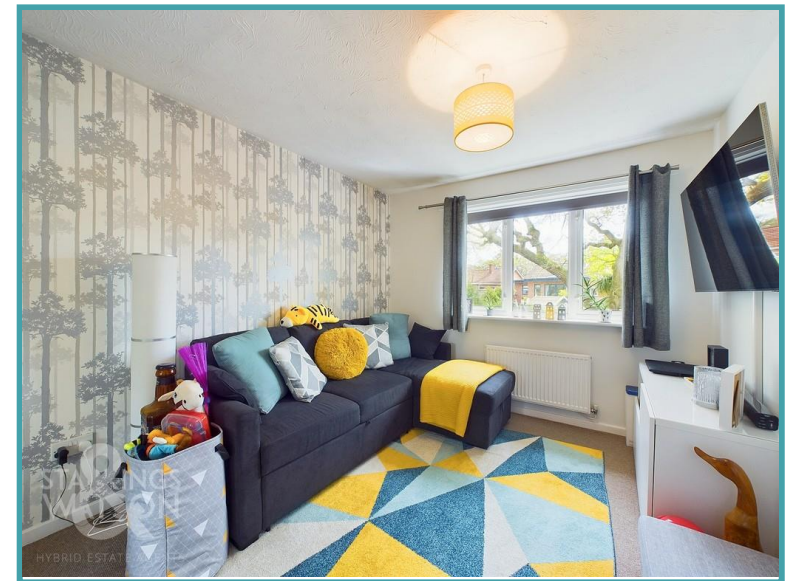
A well-proportioned DETACHED FAMILY HOME peacefully tucked away towards the end of this QUIET CUL-DE-SAC, offering OFF ROAD PARKING and an integral GARAGE to the front. Internally, the living space extends to 1152 Sq. Ft (stms) and includes a ground floor cloakroom, SITTING ROOM with sliding doors into the rear garden, OPEN PLAN kitchen/dining room, with FOUR BEDROOMS to the first floor plus FAMILY BATHROOM and EN-SUITE SHOWER ROOM. The tiered PRIVATE REAR GARDEN is secluded, with a high level of privacy given by trees, with two patio seating areas and a lawn garden space for the family to enjoy.

SETTING THE SCENE

The property can be found to your left as you head towards the end of this quiet cul-de-sac. A slight incline leads you up the driveway with space for two vehicles and access to the garage via the up and over door to the front. A small lawn front garden sits beside the parking with a pitched and tiled awning above the front door.

THE GRAND TOUR

Stepping inside, the central hallway hosts the ideal spot to hang your coats and slip off your shoes before either heading upstairs or onward to the rest of the accommodation on the ground floor. To your left, just passed the stairs is the two piece cloakroom which sits directly next door to the 14' sitting room with wooden effect flooring and sliding uPVC double glazed doors leading to the rear garden. The impressively sized 29' kitchen/dining room can be found to the right of this property. A space opened up to create open plan living with a dual aspect setting allowing the space to remain well lit. A bay fronted window sits at the front where the dining area sits with ample space for a formal dining table, leading towards the breakfast bar, the perfect spot for the family to start the day. This leads into the main section of the kitchen with a range of wall and base mounted storage, integrated double ovens, integrated dishwasher and fridge/freezer with additional space underneath the worktops for a tumble dryer and plumbing for the washing machine. The first floor gives access to all four bedrooms as well as the family bathroom, a three piece suite with wall mounted shower head and heated towel rail. The larger of the four bedrooms sits at the front of the property with built in wardrobes and three piece en-suite shower room with vanity storage. The second bedroom is found at the rear of the property, overlooking the rear garden with built in wardrobes, currently serving as an additional sitting room. The third and fourth bedrooms are very similarly sized with one facing the rear of the property with built in



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wardrobes and the final bedroom with a front facing aspect currently being used as the nursery.

THE GREAT OUTDOORS

Immediately as you exit the property to the rear is a flagstone patio seating area which gradually rises towards the second tier of the garden which is laid to lawn and backed by another flagstone patio seating area, this one slightly raised with planting borders either side.

OUT & ABOUT

The well served village of Taverham offers excellent facilities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach.

FIND US

Postcode : NR8 6YB

What3Words : ///fires.pigtails.status

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)

(1) Excluding balconies and terraces

Approximate total area^m
1152.51 ft²
107.07 m²
Reduced headroom
10.24 ft²
0.95 m²