



£425,000
Asking Price

4 Bedrooms
1 Reception Rooms
2 Bathrooms

Grenville Way, Thetford, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This impressive, detached home has been completely refurbished with a contemporary finish throughout. It boasts a neutral décor throughout the property with high specification kitchen and bathrooms. There are fitted appliances, an updated boiler, double glazing and an ensuite addition. The garden room offers further flexibility to the carefully worked out interior and we urge an early viewing to avoid disappointment.

ENTRANCE PORCH

With ample space for coats and shoes, and potentially a dresser with door to:-

OPEN PLAN ENTRANCE HALL

With large understairs storage cupboard and doors to principal rooms.

CLOAKROOM

With WC and wash basin and heated towel rail with LVT flooring.

LOUNGE

With triple aspects flooding this space with light, a spacious feel open to the dining area with French doors leading out to the gardens and with ample space for a 6 seated table.

KITCHEN

A selection of high gloss dove grey units in gloss, under impressive quartz work surfaces with complementing letterbox ceramic tiles splashbacks. There is an oven and electric hob with extractor, stainless steel sink enjoying views overlooking the rear gardens. There is an integral dishwasher and integral fridge and freezer plus a concealed combination Valliant boiler for central heating and domestic hot water.

GARAGE/UTILITY

With up and over door, plumbing for automatic, washing machine and space for further white goods, door to:-

GARDEN ROOM

With dual aspects to the rear and side with laminate flooring, a bright and sunny space with door giving access to the front, making this a very versatile room.

Stairs, first floor with half landing and window to the side.

LANDING

with access to loft, wider than average and surprisingly spacious.



BATHROOM

Suite comprising contemporary wash basin with storage below, concealed cistern WC and "P" shaped bath with shower and rain shower unit above, all with shower boards and surrounds and LVT flooring, heated towel rail.

BEDROOM

A small double bedroom with fitted wardrobe cupboard.

BEDROOM

A double bedroom with fitted wardrobe cupboard and views overlooking the rear gardens.

BEDROOM

A good size double with view to the front.

ENSUITE

Comprising shower cubicle, WC and wash basin with heated towel rail. All complimented with shower boards and surrounds with LVT flooring.

BEDROOM

A small double bedroom with view to the front.

OUTSIDE

To the front of the property is ample parking for 3 to 4 vehicles with access to the garage with up and over door, the rear gardens accessed via either side of the property through personal gate or through the garden room. Gardens comprising of patio with lawns, mature shrubs, timber garden shed and greenhouse, all enclosed by timber fencing.

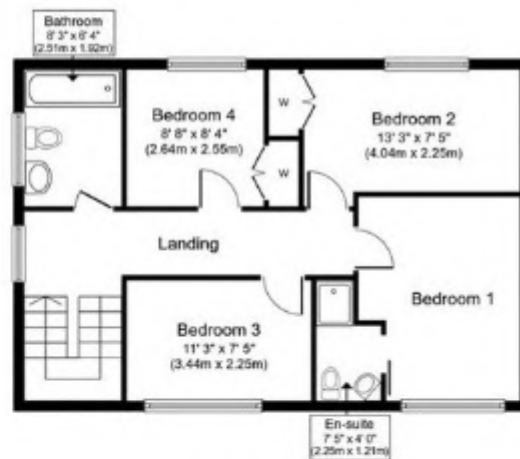
EPC Rating:

C



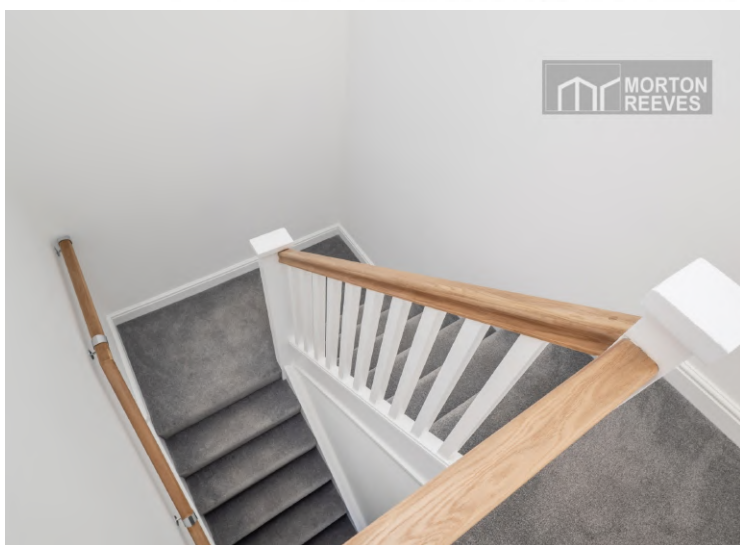


Ground Floor
Approximate Floor Area
1,053 sq. ft.
(97.8 sq. m.)
(excluding garage)



First Floor
Approximate Floor Area
617 sq. ft.
(57.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or landing purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

