



Marston Moor, Norwich - NR7 0TL

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HYBRID ESTATE AGENTS



Marston Moor

Norwich, NR7 0TL

VENDOR FOUND. This detached MODERN FAMILY HOME situated on the POPULAR DEVELOPMENT of Dussindale is located close to a RANGE OF LOCAL AMENITIES. From the HALL ENTRANCE and W.C, the property FEATURES TWO RECEPTION ROOMS, including the SITTING ROOM, and FAMILY ROOM which enjoys French doors opening to the ENCLOSED rear GARDEN, alongside a functional and SPACIOUS KITCHEN/DINING ROOM on the ground floor. Upstairs, THREE BEDROOMS can be found, with the MAIN BEDROOM benefiting from an EN-SUITE SHOWER ROOM and BUILT-IN WARDROBE. A family bathroom serves the other rooms.

Outside, the property includes a hard standing driveway for off road parking, and a well-maintained lawned garden which is perfect for entertaining family and friends.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Family Home
- Open Kitchen/Dining Room
- Two Reception Rooms
- Three Bedrooms
- Family Bathroom, En-Suite & W.C
- Enclosed Rear Garden
- Off Road Parking
- Close to Local Amenities

The sought after Norwich suburb of Thorpe St Andrew offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

SETTING THE SCENE

The property sits proudly away from the road with a good sized hard-standing driveway to the front suitable for multiple vehicles whilst providing access to the side of the property with timber gate leading to the rear garden.

THE GRAND TOUR

As you step through the uPVC front door, you are welcomed into the entrance hall, where warm laminate flooring stretches beneath your feet. The space offers access to the convenient cloakroom, while a staircase on your left ascends to the first floor.



Ahead, a door invites you into the main sitting room. Here, the same laminate flooring continues, and your eye is drawn to the marble gas fireplace, set on a hearth that provides a cozy focal point for the room. From the sitting room, you enter the bright and spacious kitchen/dining room, with continued laminate flooring underfoot, a modern range of base and wall units, providing plenty of storage, whilst being equipped with a fitted electric oven and gas hob, an integrated fridge freezer, and ample space for additional white goods. The dining area features patio doors that open out to the rear garden, allowing plenty of natural light to fill the space. Moving into the second reception room, a versatile space perfect as a playroom or home office, you will find yet another set of patio doors leading into the rear garden, giving this room a bright, airy feel with easy access the rear of the property. Heading upstairs to the carpeted landing, you will find access to three bedrooms and the family bathroom. The master bedroom is a generous space, fitted with wardrobes for ample storage and complete with its own en-suite shower room, finished with tiled splash backs. The second bedroom also benefits from a storage cupboard and carpeted flooring underfoot, while the third bedroom has fitted carpeted flooring. Finally, the family bathroom provides a well-appointed three-piece suite, with tiled flooring and splash backs completing the space.

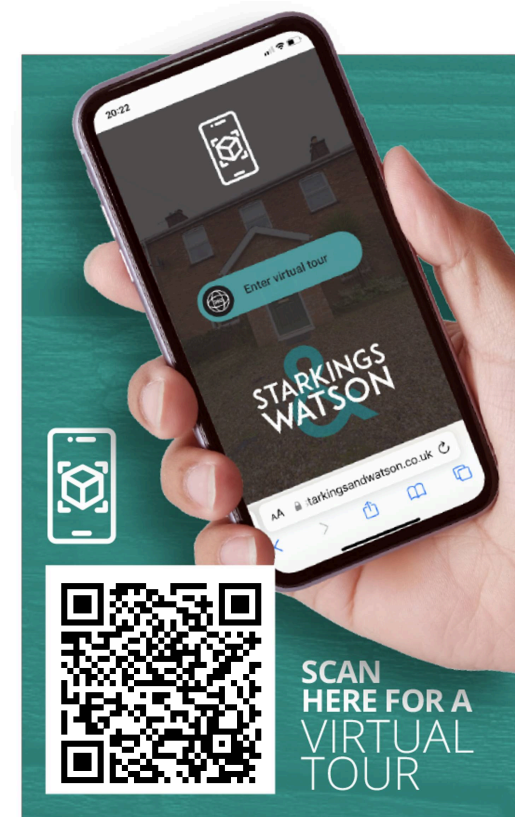
FIND US

Postcode : NR7 0TL

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VIRTUAL TOUR

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

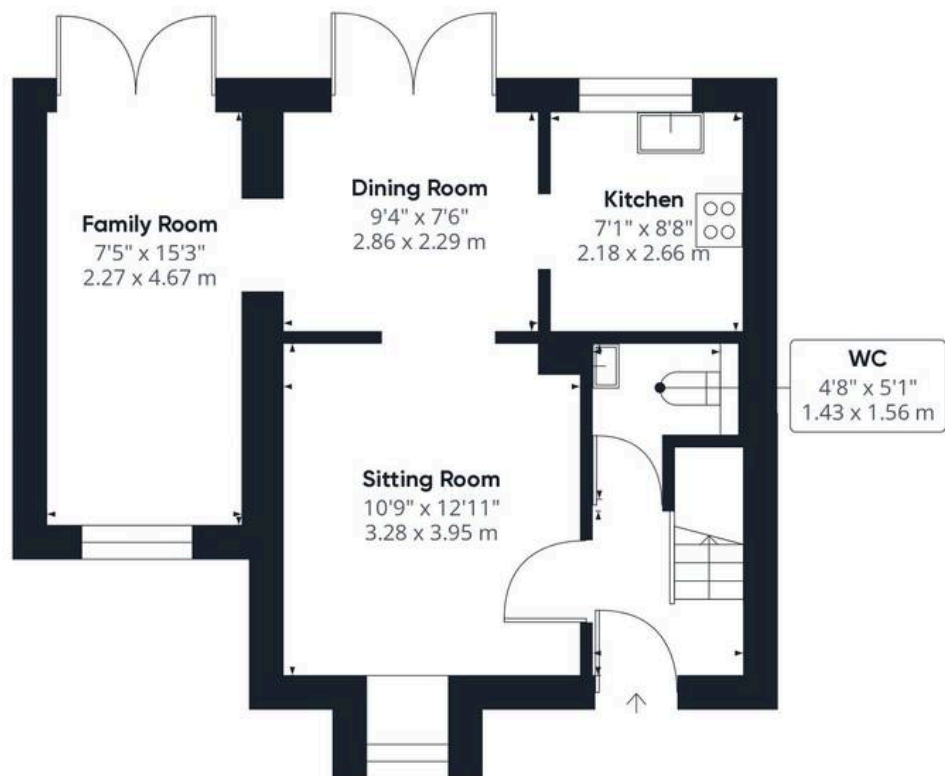




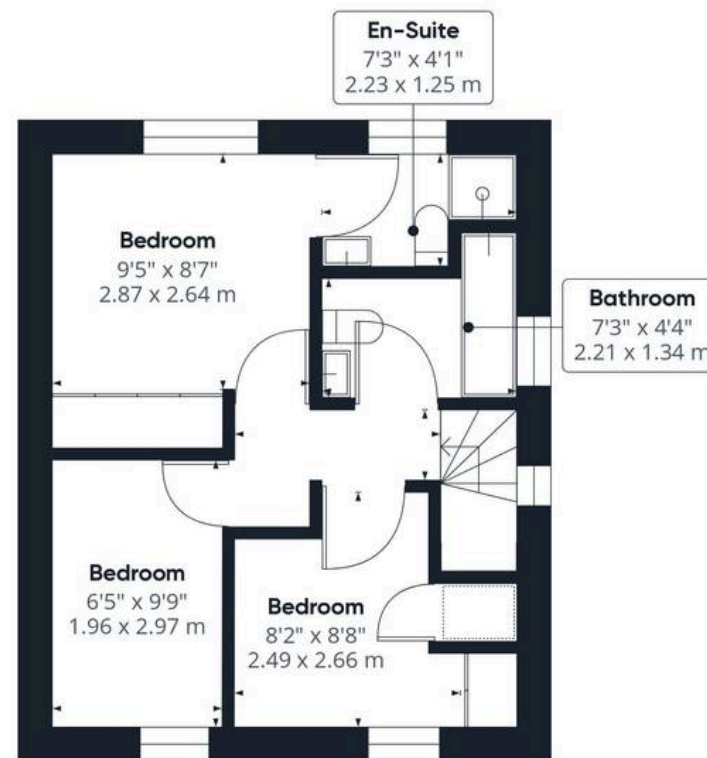
THE GREAT OUTDOORS

The rear garden is a well enclosed space, perfect for relaxation and entertaining. As you step out you are greeted by a patio area ideal for outdoor dining or relaxing. Beyond the patio there is a lawned garden providing a lush green space along with a range of trees and shrubs, you will also find a timber gate that provides access to the front of the property. This garden offers the perfect balance of open space and privacy but most importantly a great area for both family and friends to enjoy.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

770.8 ft²
71.61 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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