



Dusty Miller Drive, Easton - NR9 5FP

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HYBRID ESTATE AGENTS



Dusty Miller Drive

Easton, Norwich

This modern DETACHED HOUSE is presented in IMMACULATE CONDITION THROUGHOUT while benefitting from owned SOLAR PANELS, MULTIPLE UPGRADED FEATURES including a GARDEN ROOM EXTENSION meaning the VERSATILE FLOOR SPACE is over 1360 Sq. Ft (stms). A large portion of the ground floor is fitted with Amtico wood effect flooring for longevity, ideal for a busy family living with FOUR RECEPTION ROOMS on offer to include a 16' SITTING ROOM, family room/study, garden room extension and feature 25' OPEN PLAN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES with an UPGRADED SUITE all creating an ideal hub of activity, ideal for hosting family and friends. In total, FOUR BEDROOMS are on offer on the first floor all having use of the FOUR PIECE FAMILY BATHROOM and EN-SUITE SHOWER ROOM alongside the ground floor WC. Due to occupying a CORNER PLOT, the home has a sizeable rear garden despite the garden room extension being FULLY ENCLOSED and backing onto the DRIVEWAY and GARAGE to the very rear.

Council Tax band: E

Tenure: Freehold

EPIC Energy Efficiency Rating: B

- Detached House With 8 Years NHBC Remaining
- Extended Floor Space Giving Over 1360 Sq. Ft (stms)
- 16' Sitting Room & Separate Family Room/Snug
- Open Plan Kitchen/Dining Room Spanning 25' With Integrated Appliances
- Garden Room Extension
- Four Bedrooms
- Generous South Facing Corner Plot Garden
- Off Road Parking & Garage

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

SETTING THE SCENE

The home can be found occupying a corner plot on a quiet turn off from the main road. A lawned frontage is bordered by recently planted shrubbery to the front and side with a walkway taking you towards the front door.



At the rear of the property, a tandem brick weave driveway allows for the parking of multiple vehicles with access to the garage coming directly ahead of this and swinging timber gate giving access to the rear of the home through the garden.

THE GRAND TOUR

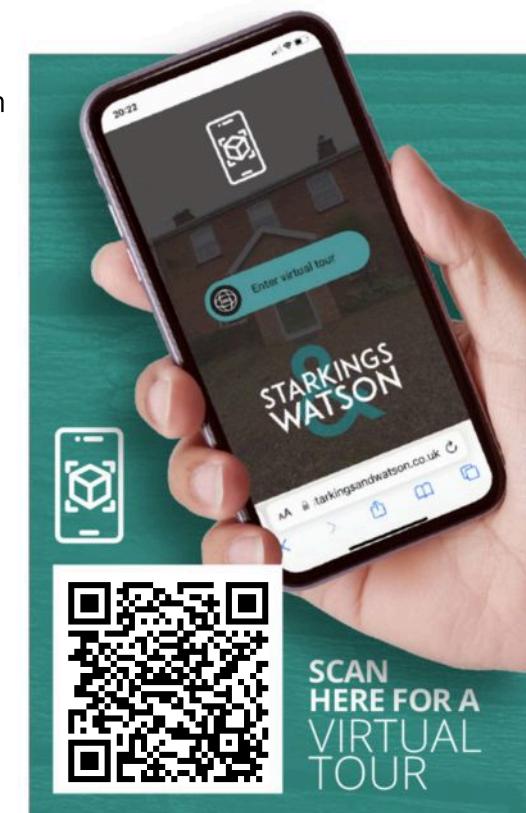
Upon entry the central hallway is the first space to greet you immaculately decorated and laid with Amtico wood effect flooring giving hard wearing longevity and a clean finish. Immediately to the right is a very versatile living space currently used as a snug sitting room. This dual aspect box bay fronted space could easily be used as a children's playroom or potential ground floor study if required. Slightly further down the hallway, the main sitting room emerges on the left hand side occupying a dual front facing aspect allowing natural light to fill the room again. Immaculately well kept carpets allow for a potential choice of layout of soft furnishings. Slightly further down the hallway, a two piece WC sits just between the main living spaces with continuation of the same wood effect flooring and a low level radiator whilst stairs for the first floor sit just next door to this.

To the rear of the home the property opens up to a potential hub of activity ideal for busy families or hosting friends. The space is presented in the form of a 25' open plan kitchen/dining room laid again with the same hard wearing wood effect flooring. To your right hand side an upgraded kitchen currently offers a wide range of wall and base mounted storage units with multiple integrated appliances to include a washing machine, dishwasher, fridge/freezer and dual eye level ovens with a four ring gas burner hob and extraction above. The floor space opens up to the left hand side of the room ideal for a formal dining table or further seating with a set of uPVC double glazed doors leading directly into the garden and a second set of doors leading into the extended portion of the home.

The current owners have added a uPVC double glazed garden room with French doors opening into the rear garden space. This room creates further living capabilities and further versatility to the ground floor accommodation. Heading to the first floor, the landing allows access into all four of the bedrooms within the home as well as a sizeable built in storage cupboard. The larger of the bedrooms can be found with open carpeted floor space leaving more than enough room for a large double bed and further storage solutions with ability to add fitted storage if required with the added benefit of an ensuite shower room yet again immaculately decorated and incredibly well kept with a tall heated towel rail. Also to the front of the property is the smaller of the bedrooms - whilst this space currently functions as a home office and dressing room with built in storage it could easily accommodate a single bed or to be used as a nursery for expecting families. At the rear of the property two further double bedrooms can be found with the slightly larger leaving more than enough floor space for a double bed with additional soft furnishings and storage solutions just off from the landing. The remainder of the bedrooms have the shared use of a four piece family bathroom suite with a predominantly tiled surround and flooring, neutral décor and tall heated towel rail.

AGENTS NOTES

Close to A11 and A47 links and within Walking distance to Norfolk Showground and Longwater Retail Park .







THE GREAT OUTDOORS

The rear garden, despite the garden room extension is incredibly well proportioned with a mixture of tall brick wall and timber panel fencing fully enclosing the space. With double Electric socket outside and mains water tap the majority of the rear garden is laid to lawn with some colourful planting additions by the current owner with further possibilities being on offer depending on the needs of a potential buyer.

FIND US

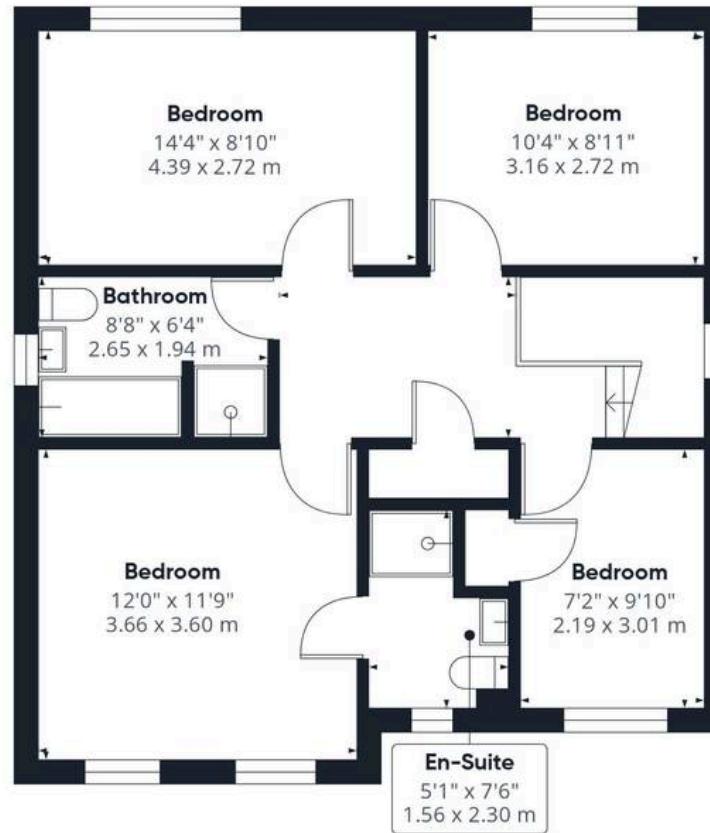
Postcode : NR9 5FP

What3Words : ///hotdog.overtime.sues

VIRTUAL TOUR

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





Floor 1

Approximate total area⁽¹⁾

1361 ft²
126.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.