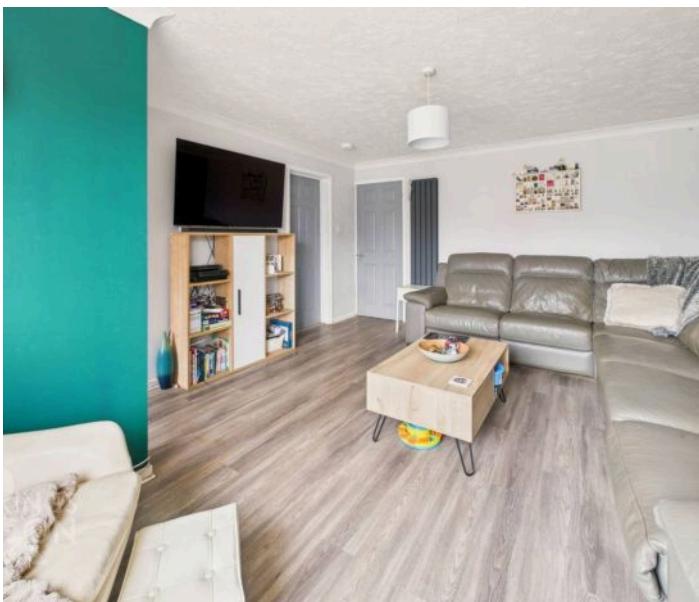




Naseby Way, Norwich - NR7 0TP

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## Naseby Way

Norwich

Offering in a tucked away position at the end of a quiet CUL-DE-SAC, this DETACHED FAMILY HOME has been UPDATED and MODERNISED with EXTENDED ACCOMMODATION extending to nearly 1,500 Sq. Ft (stms). The ground floor includes a spacious 16' SITTING ROOM enjoying a BAY WINDOW front, the garage has been converted to create a large FIFTH BEDROOM with versatility to be used as a further reception space. The heart of the home is the 21' OPEN PLAN KITCHEN and DINING ROOM, boasting a modern fully fitted kitchen with INTEGRATED APPLIANCES. Ample room is available for formal dining with stairs rising to the first floor and FRENCH DOORS opening to the garden. The space also benefits from a two piece W.C and capacious PANTRY CUPBOARD. Upstairs, FOUR BEDROOMS open from the landing, with the MAIN BEDROOM including a three piece ENSUITE SHOWER. The remaining rooms are serviced by a refitted FAMILY BATHROOM including a shower over the bath. DRIVEWAY PARKING can be found to the front, complimented by an EV CHARGER. To the rear, the GARDEN is PRIVATE and FULLY ENCLOSED offering a TREE-LINED REAR ASPECT and a substantial OUTBUILDING, used as a cinema room.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached Family Home
- Modernised & Extended Living Accommodation
- 16' Sitting Room
- 21' Open Plan Kitchen/ Dining Room
- Five Bedrooms
- Main Bedroom With Ensuite Shower Room
- Driveway Parking With EV Charging
- Private & Enclosed Garden With A Substantial Outbuilding

The popular suburb of Dussindale is situated East of Norwich. There are a wide range of local amenities including primary school, supermarket, opticians, doctors surgeries and a regular bus route to Norwich and Norwich Train Station.

Dussindale is located close to the A47, and close to the new Postwick interchange, providing easy access to both Great Yarmouth and the A11 heading towards London. Secondary schooling can be found in the neighbouring Thorpe St.

Andrew.



## SETTING THE SCENE

The property can be found set back from the road at the end of this quiet cul-de-sac, with a low maintenance frontage including a paved driveway space and the remainder laid shingle offering further parking if needed. The main entrance can be found up a shallow step to the front of the property.

## THE GRAND TOUR

Stepping inside, the enclosed porch entrance provides an ideal space for storing coats and shoes before opening into the 16' sitting room. This bright and inviting space is beautifully lit by a uPVC double glazed bay window to the front, with hard flooring running underfoot for ease of maintenance. A doorway leads to the professionally converted garage, currently utilised as a spacious ground floor bedroom with integrated storage, additionally offering the versatility to serve as an extra reception room or family room if required. At the heart of the home is the impressive 21' open plan kitchen and dining room. The kitchen is finished with contemporary high gloss wall and base units and hard wearing worktops, wrapping around to form a convenient breakfast bar. High specification integrated appliances include an eye level double oven, an inset electric hob with extractor, a fridge, freezer, and a dishwasher. Tiled flooring continues through to a well positioned two piece W.C with vanity storage, which sits opposite a spacious pantry cupboard. The dining area provides ample room for a formal table, with stairs rising to the first floor and French doors opening directly to the rear garden.

Ascending to the carpeted first floor landing, you will find loft access and a useful integrated airing cupboard with doors opening to four bedrooms. The main bedroom features modern fitted wardrobes and a bright front facing aspect, further benefiting from a private en-suite equipped with an inset double shower cubicle, vanity storage, and a wall mounted heated towel rail.

Two further bedrooms offer carpeted flooring, radiators, uPVC windows, while the fourth bedroom, currently a home office, provides a perfect single room or nursery. Completing the accommodation is the family bathroom, featuring a modern P-shaped bath with a shower over and glass screen, vanity storage, and a further heated towel rail.

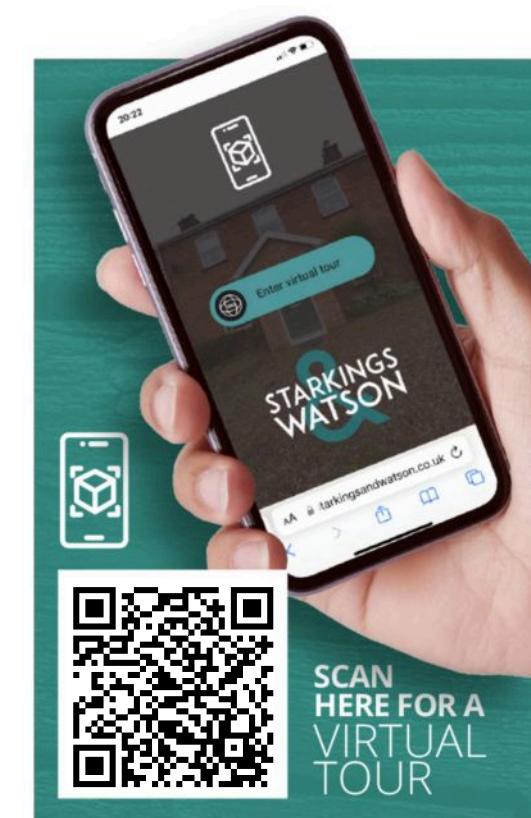
## FIND US

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## VIRTUAL TOUR

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

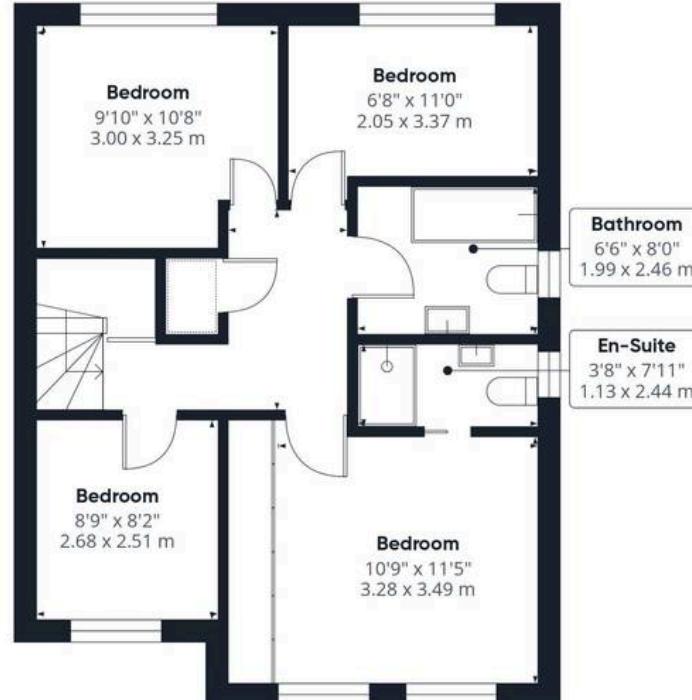




## THE GREAT OUTDOORS

Stepping outside, the garden offers a private and fully enclosed retreat, bordered by timber panel fencing and enjoying a peaceful, tree lined rear aspect. The space initially features a substantial flagstone patio, perfect for outdoor furniture and summer entertaining, which conveniently extends around the side of the property to provide access to the driveway. The remainder of the garden is designed for low maintenance, predominantly laid to high quality synthetic grass. At the far end, you will find a large storage room and garage, alongside an impressive outbuilding accessed via sleek bi-folding doors. This outbuilding is fully insulated and currently utilised as a cinema room, complete with power, lighting, and hardwired broadband—offering a highly versatile space for a home office, gym, or hobby room.

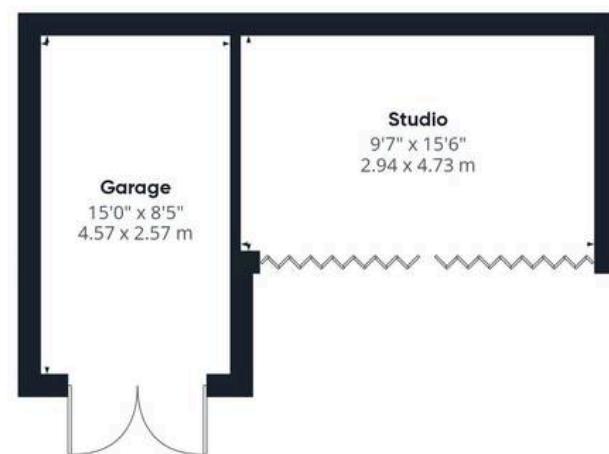




Approximate total area<sup>(1)</sup>

1459 ft<sup>2</sup>  
135.7 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

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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.