



Meadowsweet Mews, Tharston - NR15 2ZT



Meadowsweet Mews

Tharston, Norwich

Guide Price £275,000-£285,000. NO CHAIN. Built-in 2018, this IMMACULATE semi-detached home offers a TUCKED AWAY LEAFY SETTING with private driveway, EXTERIOR HOME OFFICE, STORAGE GARAGE and PRIVATE GARDENS. Having been finished to a high standard, benefitting from a HOST OF EXTRAS, the property offers a CONTEMPORARY FINISH, with a LANDSCAPED LOW MAINTENANCE GARDEN. Stepping inside the property starts with a hall entrance and stairs to the first floor, leading into the 13' SITTING ROOM, inner hall with built-in airing cupboard with electric CENTRAL HEATING system, cloakroom, and 15' KITCHEN/DINING ROOM with BUILT-IN OVEN and HOB, range of INTEGRATED APPLIANCES and FRENCH DOORS to the rear garden. To the first floor, the family bathroom and THREE BEDROOMS lead off the landing, including the MAIN BEDROOM with an EN SUITE. To the outside, the GARDENS are a GREAT SIZE, with DECKING and a RESIN PATHWAY with lighting - whilst access leads to the HOME OFFICE and STORAGE GARAGE.



Council Tax band: C

Tenure: Freehold

- No Chain!
- 2018 Built Semi-Detached Home
- Tucked Away Leafy Setting
- Hall Entrance & Sitting Room
- 15' Kitchen/Dining Room with French Doors
- Three Bedrooms including the En Suite Main Bedroom
- Landscaped & Low Maintenance Gardens
- Home Office, Storage Garage & Tandem Driveway Parking

The popular South Norfolk village of Tharston is located adjacent to Long Stratton, which offers a wide range of day to day shopping facilities as well as primary and secondary schooling, doctors surgery, post office and veterinary practice. The village also offers excellent transport links with a regular bus service to Norwich and Diss. The market town of Diss is approximately 12 miles to the south. The town offers a main line railway station serving London Liverpool Street.



SETTING THE SCENE

Tucked away on a private driveway with only two properties beyond, the property is approached via a low maintenance planted and lawned frontage with parking provided to the side of the property. Access leads to the garage and gated access leading to the rear garden.

THE GRAND TOUR

An easy to maintain hall entrance with tiled flooring greets you, with a well dressed and welcoming space which leads to the sitting room and first floor landing. The electric fuse box is on the left for easy access. Heading into the sitting room, a media unit with a feature fire place has been created, allowing for a spacious feel but with a functional centre point. The front window overlooks a green and leafy setting, with a luxury carpet under foot. The kitchen and dining space runs across the rear of the property, with an inner hall area leading to an under stairs storage area and to the ground floor W.C with attractive tiled splash backs and flooring. The kitchen space continues with tiled flooring, offering ample space for a good sized table. The kitchen has been upgraded to include an electric hob, built-in eye level electric double oven, fridge freezer, washing machine and dishwasher. Under cupboard lighting and plinth level spotlights highlight the space. French doors lead straight out onto the resin pathway.

The first floor is finished with a luxury fitted carpet, with two bedrooms facing to rear, and the main bedroom to front, with an en suite. The en suite has been upgraded with fully tiled walls and a heated towel rail, with spotlights over head and tiled flooring under foot. The family bathroom is finished in a similar style, utilising contrasting tiled walls and a shower over the bath.

FIND US

Postcode : NR15 2ZT

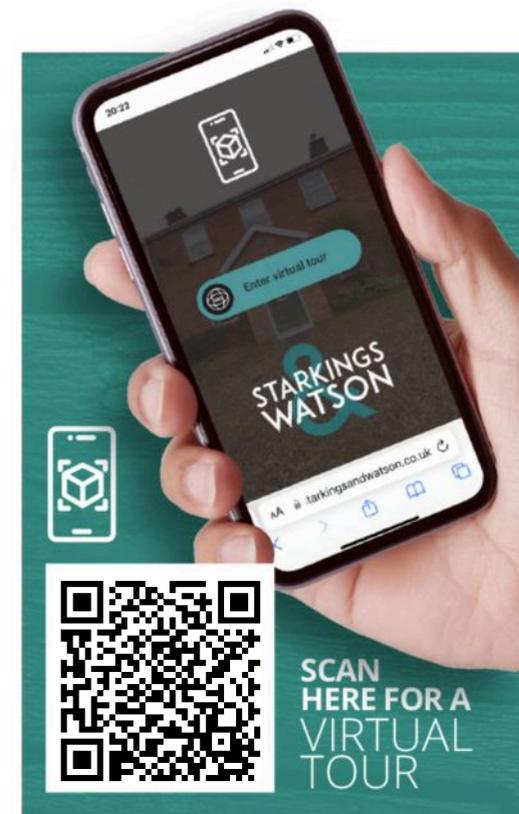
What3Words : ///failed.brothers.entitle

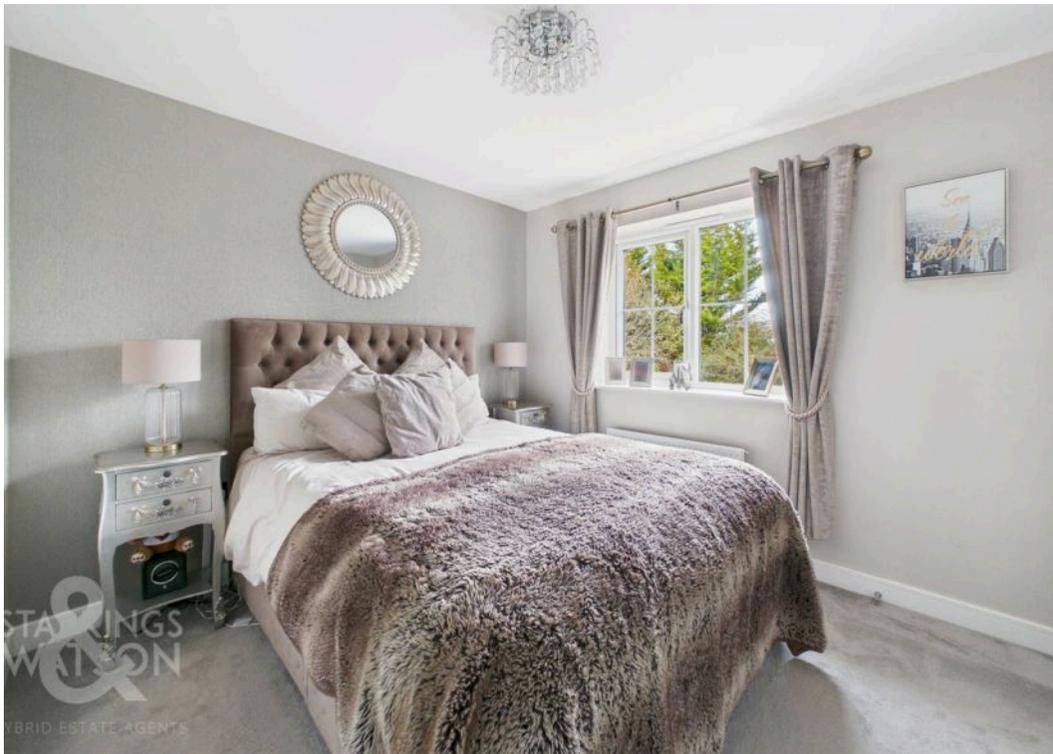
VIRTUAL TOUR

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

AGENTS NOTES

An estate charge in the region of £150.00 is due PA to contribute towards the maintenance of the communal grounds and shared driveway access.







THE GREAT OUTDOORS

Having been carefully planned, the garden incorporates an expanse of grass, with a contemporary resin pathway with inset spotlighting which runs around in an L-shape. Providing a play or seating space, a raised decked seating area runs seamlessly across the rear boundary, with enclosed timber fenced boundaries and a gated access to front. An outside water supply and useful garage access can be found to the side.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

919 ft²

85.5 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.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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