



Saxifrage Close, Tharston - NR15 2ZU



Saxifrage Close

Tharston, Norwich

OVERLOOKING GREEN SPACE, this semi-detached MODERN FAMILY HOME enjoys a PRIVATE ASPECT to rear, and an IMMACULATE INTERIOR with a CONTEMPORARY DECOR. Extending close to 800 Sq. ft (stms) internally, the overall plot is EQUALLY IMPRESSIVE, with a landscaped frontage, REAR GARDEN with CENTRAL LAWN, NEWLY LAID PATIO and OPEN REAR ASPECT, along with the TANDEM PARKING including the CAR PORT. Stepping inside, a HALL ENTRANCE takes you to the 13' SITTING ROOM, with the W.C and 15' KITCHEN/DINING ROOM incorporating INTEGRATED APPLIANCES beyond. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE and further FAMILY BATHROOM.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern Semi-Detached Home
- Overlooking Green Space
- Sitting Room & Adjacent W.C
- 15' Kitchen/Dining Room with French Doors
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Garden with Newly Laid Patio
- Car Port & 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

Overlooking green space, an attractive pebbled front garden greets you, with a pathway leading to the front door. The adjacent car port provides parking for several vehicles in tandem, with a timber access gate to the garden.



THE GRAND TOUR

Heading inside you step into the hall entrance, complete with tiled flooring and stairs to the first floor. A door leads into the sitting room, enjoying the views to front, whilst being focused on a feature wood panelled wall. Wood effect flooring runs under foot, with a glazed door into the kitchen/dining room. To your left as you enter is the W.C, a spacious room with a two piece suite, contrasting painted walls, tiled splash backs and flooring. Storage can be found under the stairs, with the kitchen/dining room being finished with tiled flooring, and French doors which lead onto the rear garden. A modern range of wall and base level kitchen units sit to one end, including an inset ceramic hob and built-in electric double oven, along with an integrated washing machine, dishwasher and fridge freezer. Matching up-stands and tiled splash backs run around the work surface, along with under-cupboard spot lights.

Heading upstairs, the landing leads to all three bedrooms with the smaller being used as a study/dressing room and completed with wood effect flooring. The main bedroom leads off to an en suite shower room - complete with half tiled walls, rainfall shower and heated towel rail. The family bathroom is completed in a different style, incorporating a bath with half tiled walls.

FIND US

Postcode : NR15 2ZU

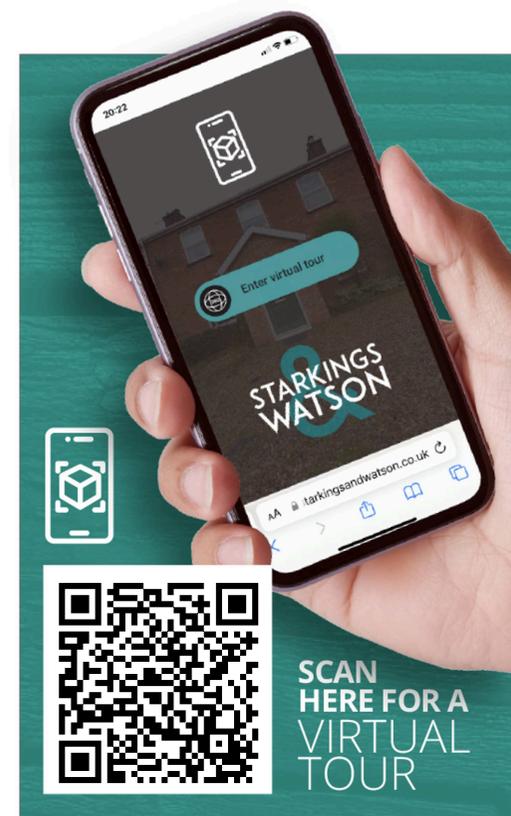
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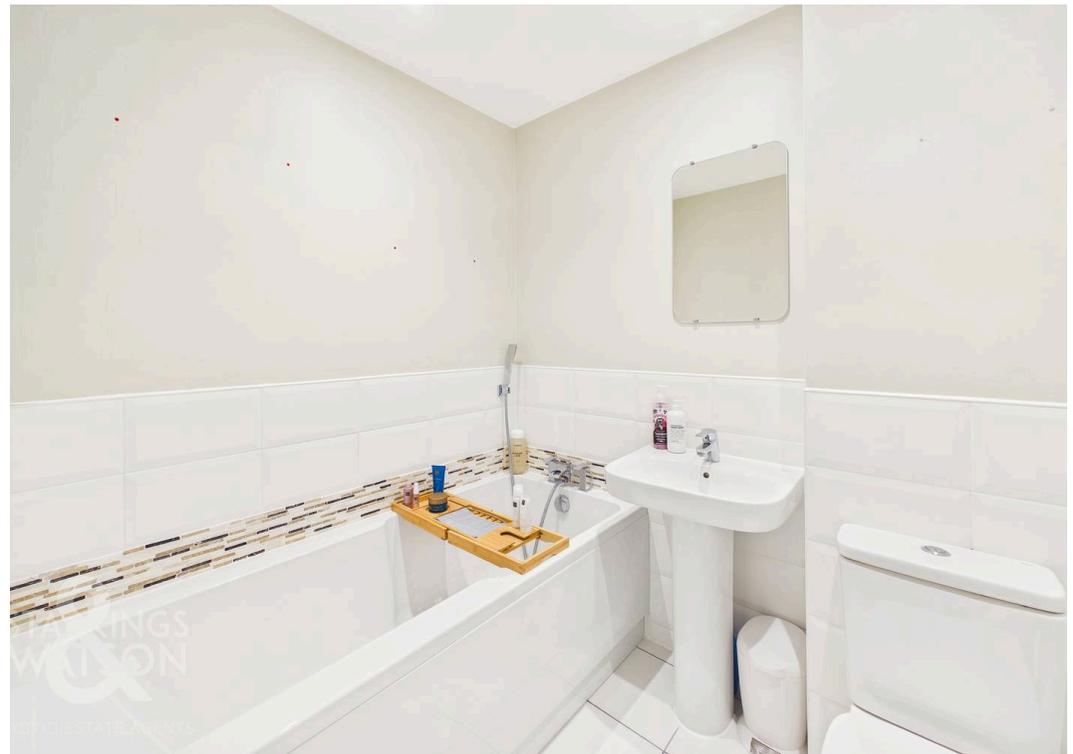
VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge of £150 PA is charged for the upkeep of the communal green space on the development.





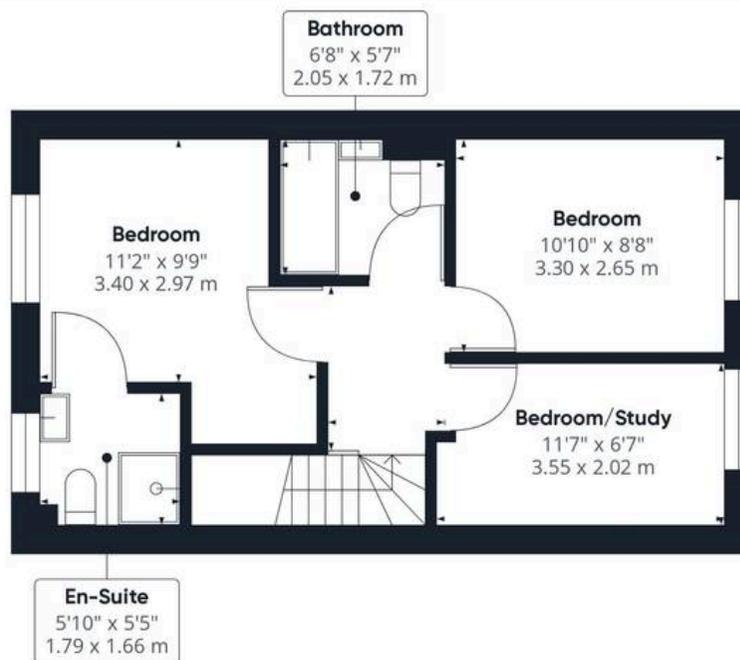
THE GREAT OUTDOORS

Heading outside, a timber decked seating area runs across the width of the property, leading to a fully enclosed lawned garden, with timber panelled fencing. Planted borders run to one side, with a patio seating area at the end of the garden, enjoying a non-overlooked aspect.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

805.69 ft²

74.85 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.

GIRAFFE 360



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