Suters Drive, Thorpe Marriott, Norwich
Guide Price £300,000 - £320,000 Freehold
Energy Efficiency Rating : 57

- Detached Family Home
- Large Garden Backing onto Woodland
- Three Reception Rooms
- Kitchen & Utility Room
- 4/5 Bedrooms
- Master with En Suite Potential
- Central Heating & Double Glazing
- Garage & Driveway

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116
Offering a SOUTH FACING ASPECT backing onto WOODLAND, this DETACHED FAMILY HOME offers THREE RECEPTION ROOMS and UP TO FIVE BEDROOMS! Situated in the heart of Thorpe Marriott, close to SCHOOLING and SHOPS, the property offers off road PARKING and an integral GARAGE to front. Once inside, a hall entrance leads to the cloakroom, 17’ SITTING ROOM with WOOD BURNER, dining room, CONSERVATORY, KITCHEN and utility room. The first floor offers the family bathroom, and FOUR BEDROOMS including the LARGE MASTER BEDROOM with an adjoining BEDROOM or POTENTIAL EN SUITE (stp). Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property offers HUGE POTENTIAL, making use of the well proportioned rooms and fantastic garden views. The rear GARDEN is a FANTASTIC SIZE, with PATIO SPACE and lawn, backing onto WOODLAND, with the local PARK and MARRIOTT’S WAY walk within a short distance.

LOCATION
Thorpe Marriott is situated North West of the City, with the development lying on a direct bus route to and from the City Centre. Located close to all major transport links, Thorpe Marriott and nearby Taverham and Drayton offer a good selection of local amenities including village shop, butchers, bakery, mini supermarket, doctors surgery and schools including the local Taverham High School.

DIRECTIONS
You may wish to use your Sat-Nav (NR8 6UU), but to help you...Leave Norwich via Aylsham Road, proceeding straight over the ring road traffic lights onto Reepham Road. Proceed through Hellesdon and continue over the mini roundabout. Turn left onto Long Dale. At the T-junction turn right on to Felsham Way, and left onto Pendlesham Rise. Turn left onto Acres Way, and immediately right on Suters Drive where the property can be found at the end of the cul-de-sac, on the right hand side, indicated by our For Sale board.

The property offers a hard standing driveway with access to the integral garage. A lawned frontage is screened by mature hedging, with gated access leading to the rear garden.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL
Wood effect flooring, radiator, stairs to first floor landing with storage cupboard under, cloaks storage space, coved ceiling, doors to:

CLOAKROOM
Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, continued wood effect flooring, radiator, uPVC double glazed window to side, alarm control panel, electric fuse box.

SITTING ROOM
17’ 6” x 11’ 3” (5.33m x 3.43m) Feature cast iron wood burner set within marble surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, window to rear, television and telephone points, coved ceiling.

DINING ROOM
13’ 7” x 10’ 11” (4.14m x 3.33m) Continued wood effect flooring, radiator, uPVC double glazed window to side, coved ceiling, windows and door to conservatory, door to:
KITCHEN
12' 7" x 7' 10" (3.84m x 2.39m) Freestanding range of base level units with solid wood work surface and inset ceramic butler sink with mixer tap, matching up-stands, space for 'Range' style gas cooker with matching splash back and extractor fan, tile flooring, space for fridge freezer and dishwasher, window to side, uPVC double glazed window to rear, radiator, space for further cupboards or breakfast table, smooth ceiling, door to:

UTILITY ROOM
8' 7" x 4' 9" (2.62m x 1.45m) Matching range of freestanding base level units with solid wood work surfaces, space for washing machine and tumble dryer, uPVC double glazed window to rear, door to side, radiator, wall mounted gas fired central heating boiler.

CONSERVATORY
15' 1" x 9' 7" (4.6m x 2.92m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to rear, vaulted ceiling, radiator, tiled flooring.

STAIRS TO FIRST FLOOR LANDING
Fitted carpet, radiator, uPVC double glazed windows to front and rear, radiator, loft access hatch, doors to:

DOUBLE BEDROOM
9' 11" x 8' 7" (3.02m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, television point.

DOUBLE BEDROOM
13' 2" x 8' 6" (4.01m x 2.59m) Fitted carpet, radiator, uPVC double glazed window to rear, television point.

FAMILY BATHROOM
Three piece suite comprising low level W.C, pedestal hand wash basin, shaped panelled bath with mixer tap, thermostatically controlled shower, and glazed shower screen, tiled splash backs and flooring, heated towel rail, extractor fan, built-in airing cupboard housing hot water tank and shelving.

BEDROOM
8' 5" x 7' 8" (2.57m x 2.34m) Fitted carpet, radiator, uPVC double glazed window to side, built-in storage cupboard.

DOUBLE BEDROOM
16' 11" x 12' 9" (5.16m x 3.89m) With double doors from the landing, fitted carpet, radiator x2, uPVC double glazed window to rear, door to:

BEDROOM/POTENTIAL EN SUITE
8' 6" x 6' 11" (2.59m x 2.11m) Fitted carpet, radiator, uPVC double glazed window to front, loft access hatch.

OUTSIDE REAR
Offering a south facing aspect, the garden is a fantastic size, backing onto woodland. With a private aspect, a wide variety of mature planting can be found to the borders, with various trees, and a hard standing patio which is ideal for entertaining and alfresco dining. The garden offers an outside tap, and gated access to front.

GARAGE
17' x 9' 2" (5.18m x 2.79m) Up and over door to front, uPVC double glazed window to side, door to side, electric fuse box, power and lighting.
Agents Note: 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.