



Whittley Parish

Jermyn Way, Tharston, NR15 2ZA

Guide Price £290,000 - £300,000



01508 531331

www.whittleyparish.com

Property Features

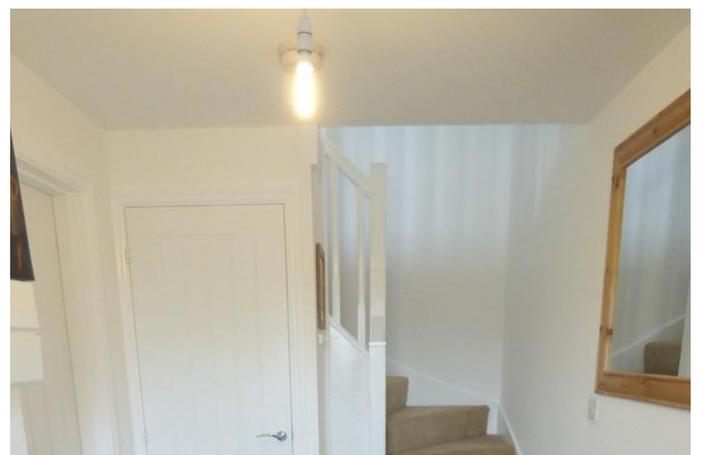
- NO ONWARD CHAIN
- Built by Taylor Wimpey in 2016
- Superb Wren kitchen
- Master bedroom with ensuite
- Private enclosed rear garden
- Garage and parking for three cars
- Council Tax Band D
- Energy Efficiency Rating C.

Full Description

Whittle Parish are delighted to offer to the market this immaculate four bedroom detached family home built in 2016 by Taylor Wimpey Homes. The property is presented in a most excellent condition and has been upgraded by the current owners to include the installation of a superb Wren kitchen in December 2016. The property is heated by an electric boiler via radiators, benefits from Upvc double glazing throughout and has the remainder of the 10 year NHBC warranty. The accommodation comprises of a well proportioned lounge, a family sized kitchen diner, separate utility room and cloakroom to the ground floor whilst upstairs are four bedrooms (master bedroom with ensuite shower room) and a family bathroom. The property has the added advantage of being sold with NO ONWARD CHAIN.

Externally the property enjoys pleasing position overlooking an open green area bordered by mature trees and to the rear the private garden backs onto fields giving wonderful countryside views. The rear garden is mainly laid to lawn with a patio area abutting the property and a large decked area found to the rear aspect to catch the afternoon sun. There is a personal door to the single garage which has up and over door, power and light. To the front the property sits well back from the road and benefits from driveway parking for three cars.

Located to the east of Long Stratton, the property is found within a new development of similar attractive houses and in walking distance of local schooling and amenities. Further enjoying being within a stones' throw of the beautiful Norfolk countryside with many rural countryside walks to hand. The thriving and well established village of Long Stratton is found midway between Diss and Norwich, (Diss being 13 miles to the south and with the benefit of a mainline railway station with regular/direct services to London, Liverpool Street and Norwich. Norwich is respectively 12 miles to the north being within commuter distance). The village offers an extensive range of day to day amenities and facilities, having good schooling, supermarket, Doctors surgery, convenience store, etc.



ENTRANCE HALL 10' 0" x 5' 10" (3.07m x 1.80m)

Spacious hallway with stairs to first floor landing and under stairs storage cupboard, doors to kitchen/diner and lounge and door to:

CLOAKROOM 5' 3" x 2' 11" (1.61m x 0.91m)

Two piece suite in white comprising close coupled WC and pedestal hand wash basin with tiled splashbacks.

KITCHEN/DINER 19' 8" x 11' 8" (6.00m x 3.57m)

A well proportioned room with three front and side aspect windows flooding the room with plenty of natural light. Wren kitchen (installed December 2016) with a range of wall and base units in cream with soft close cupboards and drawers and solid wood work surfaces over, integral Indesit electric double oven with induction hob and extractor hood over, inset one and a half bowl sink with mixer tap, integral dishwasher, breakfast bar with built in cupboards, drawers and wine rack, space for American style fridge freezer, ample space for dining table and chairs, tiled flooring and opening through to:

UTILITY ROOM 6' 6" x 4' 7" (1.99m x 1.41m)

Matching cream base units with solid wood work surface over, space and plumbing for washing machine, continued tiled flooring.

LOUNGE 19' 8" x 11' 3" (6.00m x 3.44m)

A light and airy room with front aspect window and side aspect French doors leading to the rear garden, engineered oak flooring, television and telephone points.

FIRST FLOOR LANDING

Galleried landing and doors to all bedrooms and family bathroom. Door to airing cupboard housing electric boiler, access to loft which is partly boarded with drop down ladder.

MASTER BEDROOM 11' 6" x 11' 1" (3.51m x 3.39m)

A generous double room with side aspect window and door to:

ENSUITE 6' 5" x 4' 7" (1.97m x 1.41m)

Three piece suite in white comprising fully tiled double shower enclosure with electric shower over, close coupled WC and pedestal hand wash basin with tiled splash backs, ladder style heated towel rail and extractor fan.

BEDROOM TWO 11' 11" x 9' 8" (3.64m x 2.97m)

A double room with side aspect window.

BEDROOM THREE 10' 0" x 9' 7" (3.05m x 2.94m)

Front aspect window.

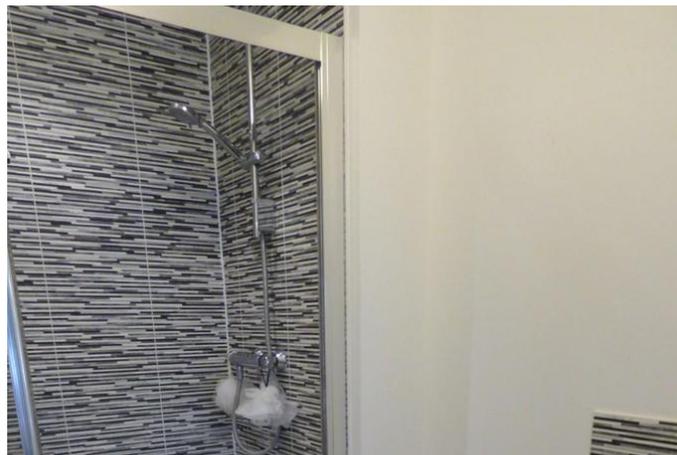
BEDROOM FOUR 10' 1" x 8' 3" (3.08m x 2.53m)

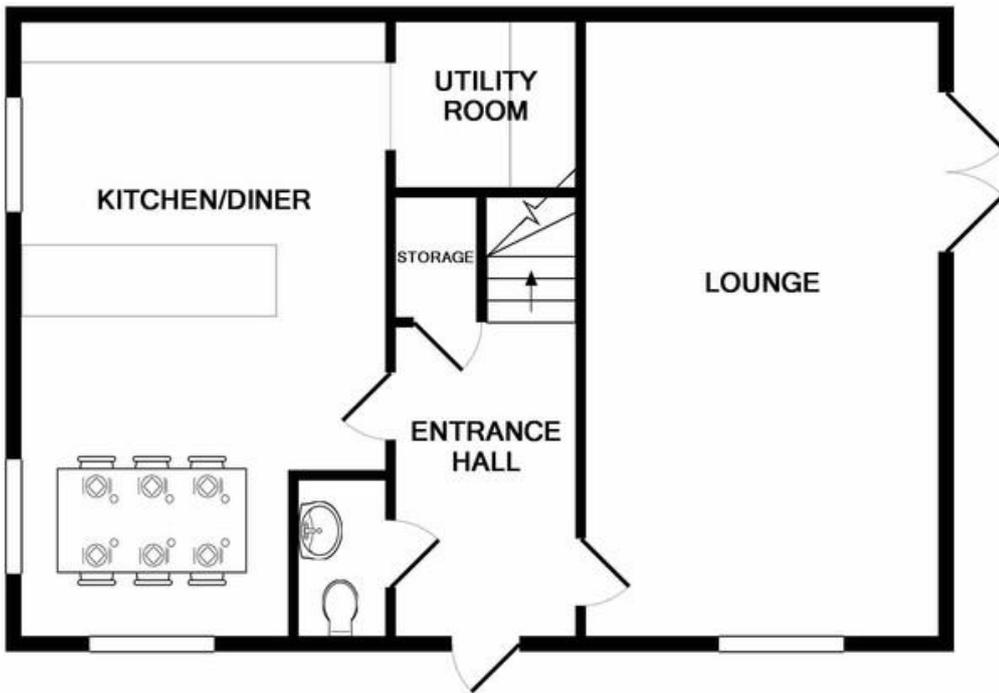
Currently used as a study with front and side aspect windows.

BATHROOM 6' 7" x 6' 2" (2.02m x 1.89m)

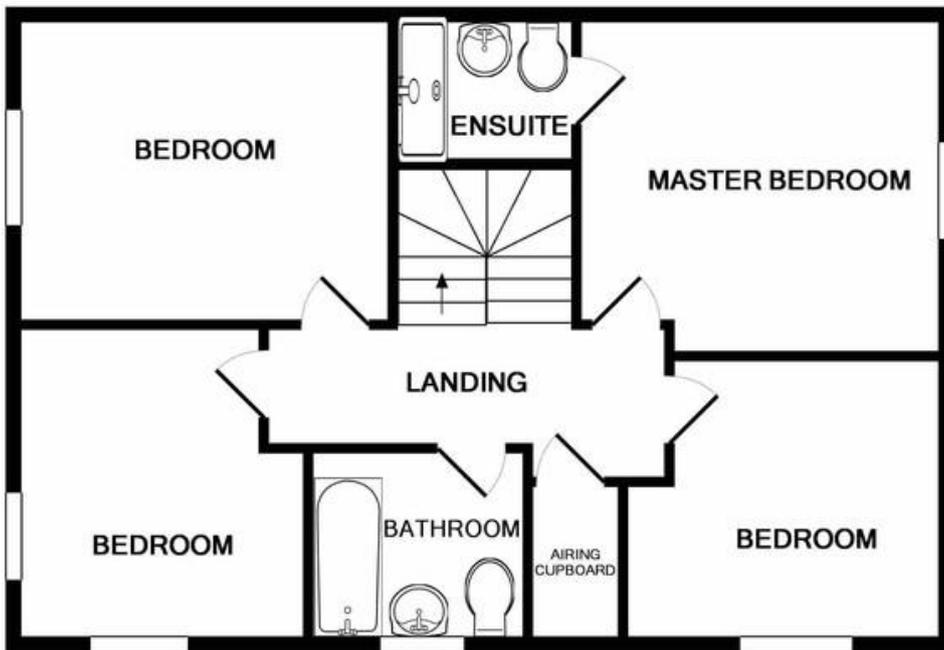
Three piece suite in white comprising panelled bath with glass shower screen and electric shower over, close coupled WC and pedestal hand wash basin. Front aspect window.

OUR REF: LO597





GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

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Agents Note: 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