



3 Jermyn Way, Tharston, Norwich, NR15 2ZA

Guide Price £375,000



01508 531331

www.whittleparish.com

Property Features

- No onward chain
- New kitchen in 2022
- 4 x double bedrooms
- Move in condition
- Driveway parking and garage
- Walking distance to local schools
- Council Tax Band E
- Freehold
- Energy Efficiency Rating E.

Full Description

Whittle Parish are delighted to offer to the market this lovingly maintained four bedroom detached family home which is presented in a most immaculate condition throughout. Located to the east of Long Stratton, the property is found within a niche 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). Norwich is respectively 12 miles to the north being within commuter distance. Long Stratton offers an extensive range of day to day amenities and facilities, having good schooling, supermarket, Doctors surgery, convenience store, etc.

The accommodation comprises of entrance hall, large dual aspect sitting room, dining room and conservatory, re-fitted kitchen/diner with a separate utility room and cloakroom to the ground floor and to the first floor there four double bedrooms (with en-suite shower room to the main bedroom) and family bathroom. The property further benefits from uPVC double glazing, oil fired central heating via radiators, and recent upgrades in various rooms.

Externally the property is approached via a brick weave driveway leading to a detached garage with up and over door, power and light. The rear garden is fully enclosed garden and benefits from being extremely private and not overlooked. The garden has been carefully landscaped to provide a patio entertaining area and a lawn area with mature and well stocked flower beds. There is also a timber storage shed included in the sale.



ENTRANCE HALL

A lovely welcoming space with stairs leading to the first floor and ample space for hanging coats and shoe storage.

SITTING ROOM

Lovely bright and sunny double aspect room with feature fireplace.

KITCHEN/BREAKFAST ROOM

Replaced in 2022 the attractive fitted kitchen comprises of an extensive range of gloss white wall and base units with work surfaces over, stainless steel one and a half bowl sink unit with mixer tap, built-in eye level double oven, ceramic hob with extractor fan over, space for integral dishwasher and space for table and chairs.

UTILITY ROOM

With space and plumbing for washing machine, gloss white cupboards, wall mounted oil fired boiler and door to rear garden.

DINING ROOM

Found to the front of the property an being a generous room with ample space for a family table and chairs, double French doors give access to the:-

CONSERVATORY

Of brick base construction with UPVC windows and double doors and polycarbonate roof this substantial conservatory provides an excellent link from the property to the garden.

CLOAKROOM

Two piece suite comprising of WC and wash hand basin.

STAIRS LEADING TO THE FIRST FLOOR

BEDROOM ONE

A spacious principal bedroom with built-in wardrobes and en-suite facilities.

ENSUITE

Recently replaced three piece suite with over-sized shower cubicle, back to the wall toilet with concealed cistern and hand wash basin set upon vanity unit, heated towel rail.

BEDROOM TWO

Another excellent double bedroom overlooking the garden and again with built-in wardrobes.

BEDROOM THREE

Found to the front of the property and being another good sized double bedroom.

BEDROOM FOUR

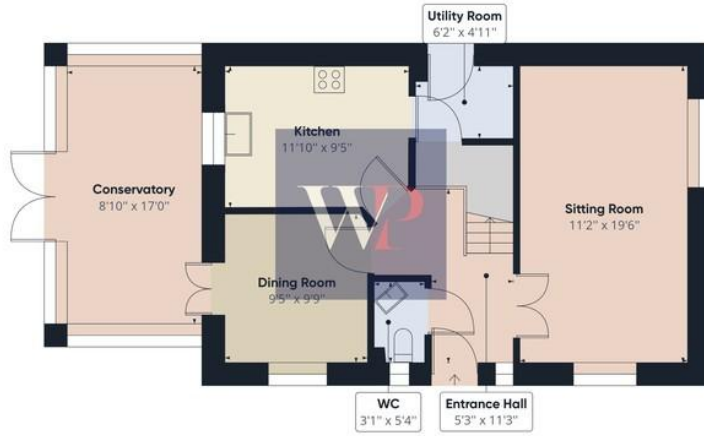
Again found to the front of the property with views toward the lane

BATHROOM

Three piece suite in white comprising of panel bath, pedestal hand wash basin and WC.

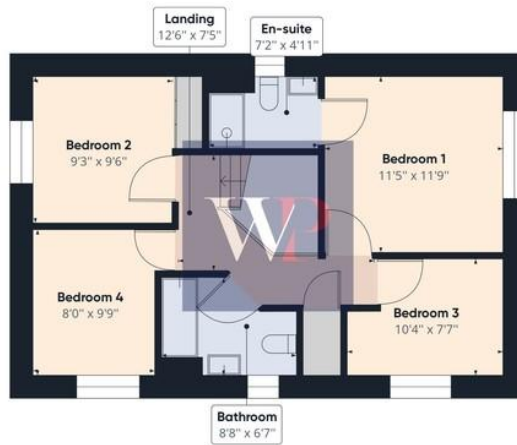
Our Ref: L0973





Floor 0

Approximate total area⁽¹⁾
1293.34 ft²



Floor 1

(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.

GIRAFFE360

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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 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