



PASTON CLOSE

GRESHAM, NORWICH, NR11 8SD

£425,000
FREEHOLD

A stunning 4 bed brick and flint property in a quiet complex in the heart of the village. The views to the rear are AMAZING!! Without doubt, one of the best we have seen! Our client has found and is motivated to sell. Call Henleys to arrange an early viewing.

HENLEYS
Residential Sales & Lettings

PASTON CLOSE

- Detached Family Home • Four Bedrooms • Master Bedroom with En Suite • Panoramic Field Views • Popular Village Location • Set in Quiet Cul de sac • Hidden Cellar • Attractive Rear Garden • Definate Must View



First Impressions

The property is set in a small complex of similar modern properties built with traditional brick and flint. The property is set back off the road and offers seclusion and privacy. The first thing you will notice is the well kept front garden and parking for three average size vehicles. Once inside you will appreciate the generous size rooms throughout the property and the significant upgrades throughout. The property has 4 bedrooms (1 en-suite) a lovely living room which has doors opening to the south facing garden, a modern kitchen/dining room, a further sun room and the most amazing countryside views. In addition to that, the property also has a wine cellar!

Main Entrance

The front porch has a uPVC window to the front aspect. A cupboard houses the gas boiler and there is plumbing for washing machine. A solid timber door opens to the hall.

Hall

The hall has engineered oak flooring and a radiator. Stairs rise to the first floor. Fitted shutters to the front door. Solid wooden doors open to the lounge, the kitchen/diner and the WC. Built in under stairs cupboard. Phone point.

Kitchen / Diner

Double glazed windows to the front and rear aspects with fitted internal shutters. The room is divided by a breakfast bar to the kitchen and dining areas. Solid tiled

flooring. In the dining area is a fitted drawer unit and radiator. The kitchen has a range of base and wall mounted units with timber effect worktops over and under cupboard downlights. Integrated appliances include a dishwasher, a Siemens four ring induction hob with extractor unit over, a Siemens electric steam oven with plate warmer drawer, Siemen combination oven and microwave, fridge and freezer. A glazed door opens to the garden room. Phone point.

WC

Double glazed opaque window to the rear aspect. Low level WC with enclosed cistern. Corner wash hand basin and engineered oak flooring.

Garden Room

The garden room has double glazed windows to the side and rear aspects with French doors opening to the rear garden and patio. Wood effect cushion flooring. In the centre of the floor is an access hatch which has steps down to the built in wine cellar. Door to garage.

Lounge

The spacious lounge has double glazed windows to the front and side aspects with French doors to the rear opening to the garden. The French doors have built in shutters. Engineered oak flooring. Inglenook fireplace with inset solid fuel burner with oak mantelpiece over. TV point and two radiators.

First Floor

The first floor has a vaulted ceiling with a Velux roof

light inset and exposed timber beams. Wall mounted radiator. Solid wooden doors open to the four bedrooms and the family bathroom. Built in airing cupboard.

Master Bedroom

Double glazed window to the front aspect with fitted shutters. Two built in wardrobes, carpeted flooring and TV point. A solid wooden door opens to the en-suite. The en-suite is double glazed to the side aspect and a Velux roof light to the rear. Tiled throughout with a large walk-in shower cubicle, a vanity wash hand basin with built in cupboards, dual flush low-level WC with enclosed cistern, electric shaver point and a chrome towel rail heater.

Bedroom Two

Double glazed window to the rear aspect with superb countryside views and shutter blinds. Radiator and loft access hatch.

Bedroom Three

Double glazed window to the front aspect with shutters. Built in wardrobes, radiator and carpeted flooring.

Bedroom Four

Double glazed window to the rear aspect with shutters. Wonderful views over fields. Carpeted flooring and a wall mounted radiator.

Family Bathroom

Velux skylight to the front aspect. Three piece suite which includes a P-shaped bath with dual headed

shower over, vanity wash hand basin, low level dual flush WC, shaver point and chrome towel rail heater. Tiled throughout.

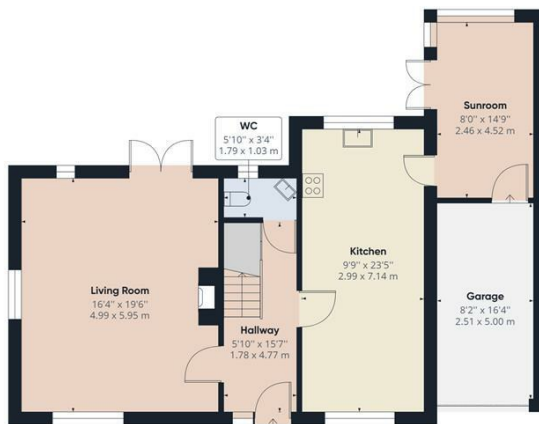
Exterior

The front garden has a lawned area with flower beds, a shingled car parking area and a gate leading to one side to the rear garden. Further hard standing parking area for 2/3 cars and a garage.

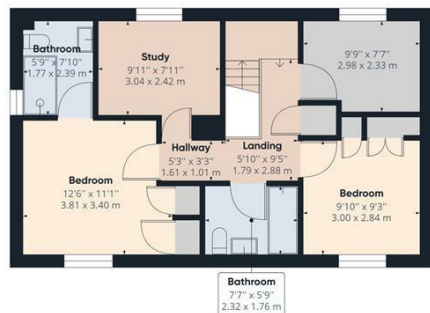
The rear garden is a delight! South facing with amazing views of the countryside. There is a mixture of patio areas, lawned areas, shrub and flower beds. Fenced to both sides.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
1491.52 ft²
138.57 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.

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