



45 Marston Moor, Norwich

Guide Price £480,000

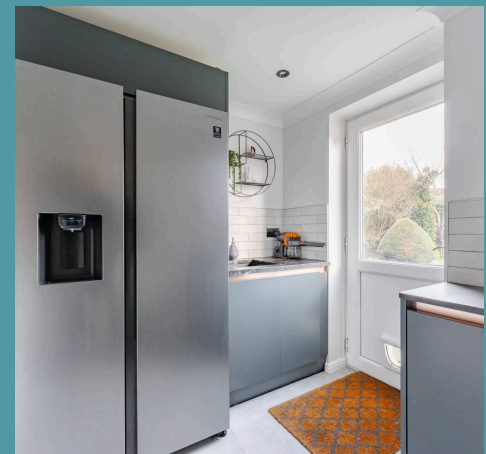
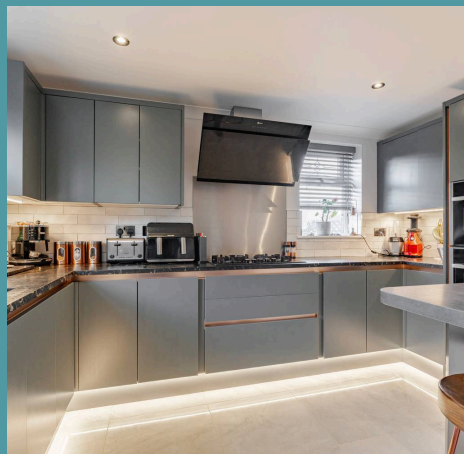
45 Marston Moor

Norwich, Norwich

Guide Price £480,000 - £500,000. This exceptional property offers a generous driveway with ample parking and a spacious double garage, enhancing both convenience and kerb appeal. The expansive hallway welcomes you into a home filled with contemporary décor, featuring a spacious sitting room that opens to the rear garden. The recently refurbished kitchen boasts luxurious Italian granite countertops, high-specification appliances, and a stylish breakfast area, with an adjacent utility room adding further functionality. A versatile reception room provides flexibility for a home office, extra bedroom, or playroom, ideal for a variety of needs. Upstairs, four well-proportioned bedrooms, including a luxurious master suite with an ensuite, are complemented by a private, enclosed garden, perfect for outdoor relaxation or entertaining.

Council Tax band: E

Tenure: Freehold





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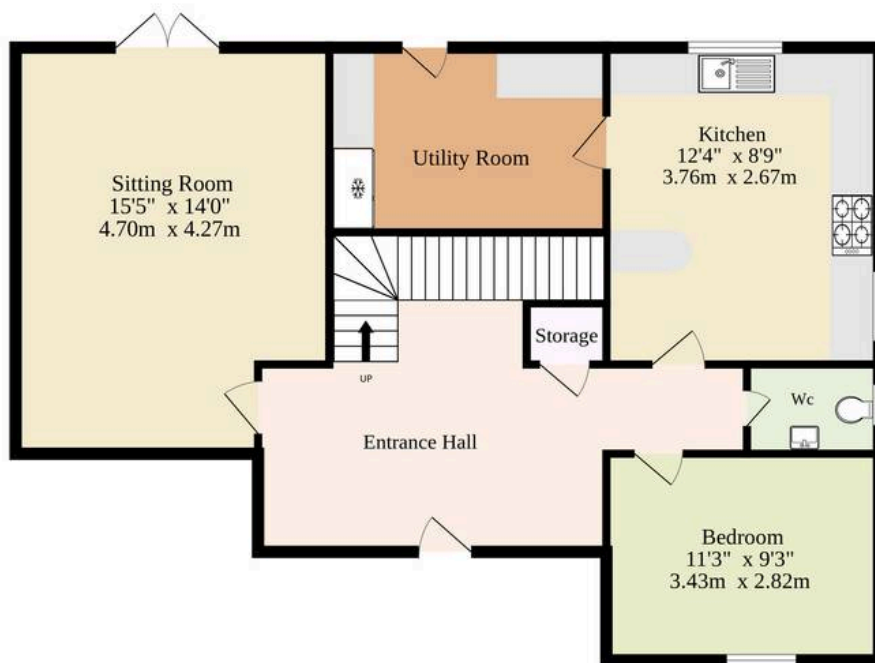
The Location

Located in the sought-after suburb of Thorpe St Andrew, Marston Moor offers a prime position just moments from the heart of Norwich. This property is ideally placed for both convenience and leisure, with a variety of amenities nearby, including top-rated schools, local shops, and supermarkets. The vibrant city centre, with its range of restaurants, cultural attractions, and historic landmarks, is just a short drive away.

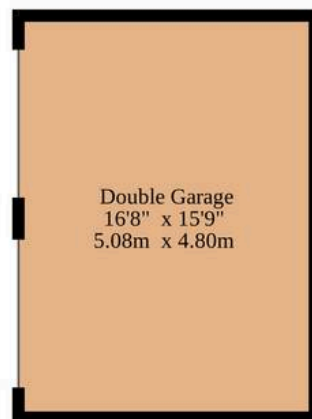
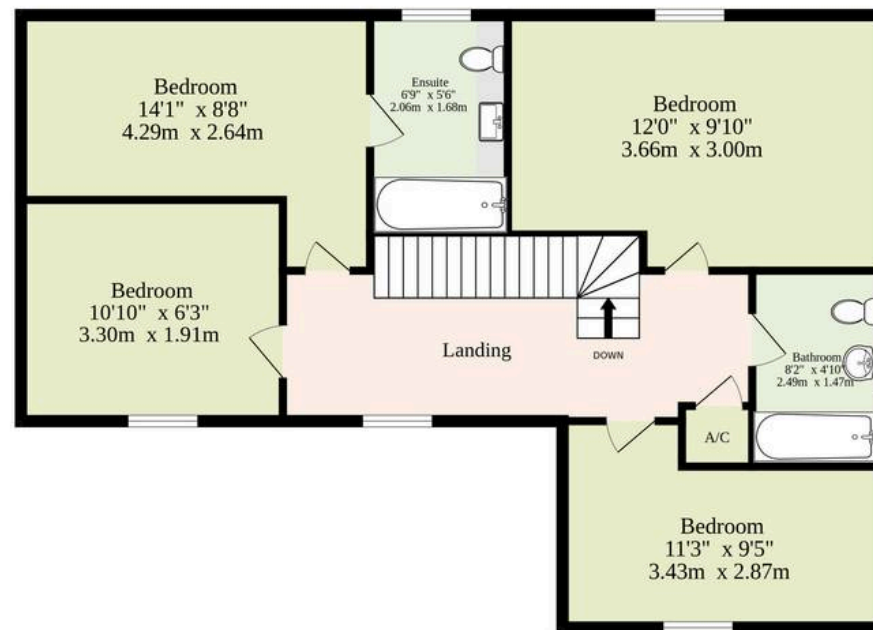
For those who love the outdoors, the property is close to scenic riverside walks along the River Yare and the beautiful Norfolk Broads, perfect for boating or exploring nature. With excellent transport links, including easy access to the A47,



Ground Floor
1067 sq.ft. (99.1 sq.m.) approx.



1st Floor
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1745 sq.ft. (162.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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