



46 Jermyn Way, Tharston
£275,000

Minors & Brady



46 Jermyn Way

Tharston, Norwich

Overlooking an attractive village green, this beautifully presented three-bedroom home offers the perfect blend of family-friendly living, modern comfort and exceptional energy efficiency. The property features a spacious lounge, a stunning newly fitted high-specification kitchen with integrated appliances and breakfast bar, three well-proportioned bedrooms including an ensuite principal bedroom, and a contemporary family bathroom. Outside, there is a private rear garden, private off-road parking and a peaceful position at the end of a private drive. A standout feature is the impressive eco-friendly setup, including solar panels, battery storage and an EV charger, with the current owners advising that the system has virtually eliminated their energy costs while providing a sustainable, future-proof lifestyle.

- Desirable village location within the sought-after community of Tharston, with a village green very close by for families to enjoy
- Brand-new solar panels with battery storage provide exceptional energy savings, helping to significantly reduce or even remove electricity costs
- Bright and generous living room, ideal for family living and entertaining
- Recently installed kitchen, finished to a high standard and equipped with quality integrated appliances, offering both style and practicality from day one
- Principal bedroom benefiting from a private ensuite shower room and fully fitted wardrobes
- Two additional well-proportioned bedrooms offering flexible accommodation
- Situated at the end of a private driveway with a delightful outlook over nearby green space
- Fully enclosed rear garden, mainly laid to lawn for privacy and security
- Private driveway and carport for homeowners with EV





46 Jermyn Way

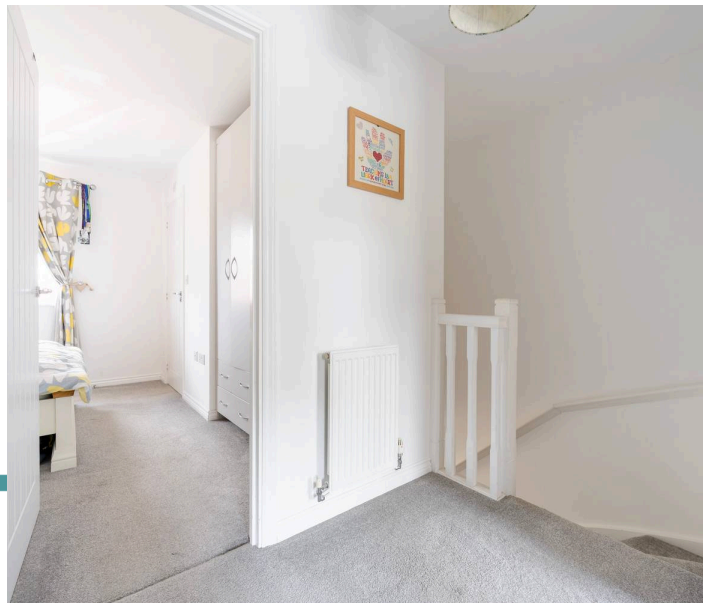
Tharston, Norwich

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Location

Situated within the charming village of Tharston, this property enjoys a peaceful rural setting while remaining well connected to surrounding amenities. Tharston lies just to the north-west of Long Stratton and approximately ten miles south of Norwich, making it an excellent location for commuters and those seeking a balance between countryside living and accessibility. Residents can enjoy the tranquillity of village life, with attractive countryside walks nearby, while benefiting from the range of shops, supermarkets, schooling, healthcare services and leisure facilities available in neighbouring Long Stratton. The nearby A140 also provides convenient road links to Norwich and the wider Norfolk area.

Jermyn Way, Tharston

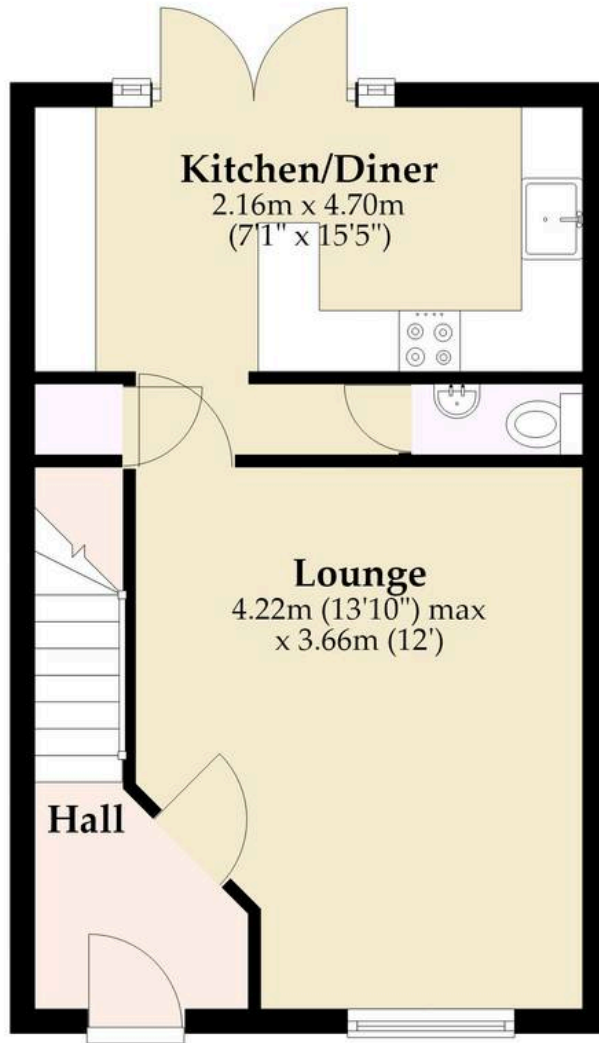
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Minors & Brady are pleased to present this well maintained three bedroom home, offering a spacious lounge, a stunning newly fitted high-specification kitchen

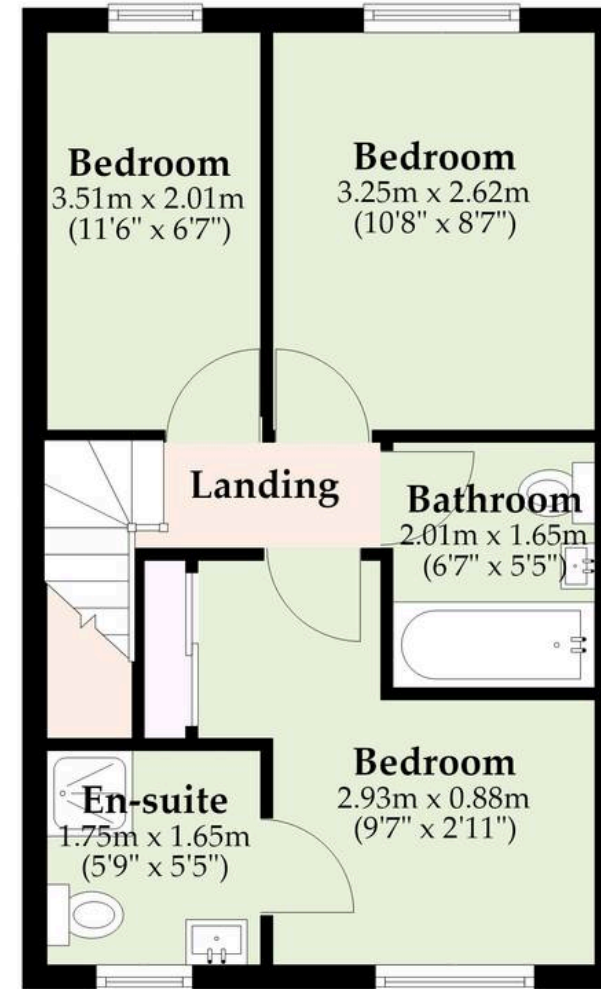
Ground Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 70.3 sq. metres (757.2 sq. feet)

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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.

Plan produced using PlanUp.

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Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



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