

7 Jermyn Way, Tharston

Minors & Brady

7 Jermyn Way

Tharston, Norwich

A substantial detached home offering exceptional space, flexibility, and a wealth of desirable features across three floors. The property boasts five bedrooms, including a superb principal suite with built-in storage and a private en-suite, alongside three further bathrooms and a convenient ground-floor WC. The ground floor is centred around an impressive kitchen/dining space and a generous sitting room with a log burner, creating a wonderful balance of everyday living and entertaining space. Further benefits include underfloor heating, double-glazed sash windows, and a well-appointed kitchen with a Rangemaster induction cooker. Outside, a gated driveway and double garage provide excellent parking provision, while the mature enclosed rear garden, complete with sandstone patio, offers a lovely space to enjoy the outdoors.

- Guide Price: £425,000 - £450,000
- Impressive detached home arranged over three floors, offering five bedrooms and versatile accommodation suited to a variety of family requirements
- Generous sitting room with a feature log burner, creating a welcoming focal point and enjoying direct access to the rear garden
- Spacious open-plan kitchen/dining room, providing an excellent central hub for family life, mealtimes and entertaining
- Well-appointed kitchen with Rangemaster induction cooker and integrated dishwasher, combining practical functionality with quality cooking facilities
- Separate utility room adjoining the kitchen, providing additional space for laundry and everyday household tasks
- Five bedrooms across the first and second floors, with the additional rooms offering flexibility for guests, children or home working

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- Principal bedroom with built-in wardrobes and a private en-suite, offering a comfortable and well-equipped main bedroom suite
- Gated driveway and double garage, offering secure off-road parking and useful additional storage
- Mature enclosed rear garden with sandstone patio, providing a private outdoor setting with space for relaxation and alfresco dining

The Location

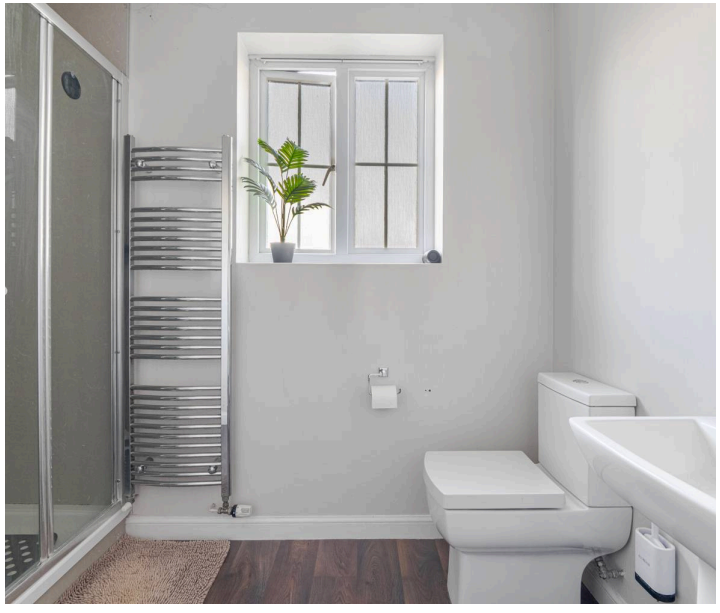
Tharston is a small South Norfolk village adjoining the well-served market town of Long Stratton, offering a balance of rural surroundings and everyday convenience. The nearby town provides a useful range of amenities, including a Co-op supermarket, independent retailers, cafés, restaurants, a medical centre and pharmacy. Leisure facilities are available at Long Stratton Leisure Centre, which offers gym facilities, fitness classes and indoor sporting activities. Families are well catered for, with Manor Field Infant and Nursery School, St Mary's Church of England Junior Academy and Long Stratton High School all within the local area.

The A140 provides convenient road connections towards Norwich and Ipswich, while railway services from Diss and Norwich offer direct links to London Liverpool Street. The surrounding countryside provides plenty of opportunities for walking and cycling, with routes including the Boudicca Way adding to the appeal of the area. Combining accessible amenities, local schooling and the tranquillity of the South Norfolk landscape, Tharston is a practical choice for families, professionals and those seeking a quieter pace of life within reach of Norwich.

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Upon entering, the entrance hall provides access to the principal ground-floor rooms, together with a useful cloakroom fitted with a WC. The spacious sitting room is a particularly inviting reception space, featuring a charming log burner as its focal point and providing direct access to the rear garden, creating an appealing setting for both relaxed evenings and entertaining. To the rear, the impressive open-plan kitchen/dining room offers an excellent space for everyday family life, with generous room for both cooking and dining. The kitchen is well-equipped with a Rangemaster induction cooker and hob, an integrated dishwasher, and ample worktop space, while an adjoining utility room provides additional practical space and a convenient area for household appliances.

The first-floor offers three bedrooms, approached from a central landing. The principal bedroom is particularly well proportioned and benefits from built-in wardrobes alongside a private en-suite shower room. The second bedroom also features built-in wardrobes, providing useful integrated storage, while the third bedroom offers flexibility to suit a variety of requirements, whether utilised as an additional bedroom, home office or study. Completing this floor is a family bathroom, fitted with a bath and shower over, wash basin and WC.

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The accommodation continues to the second floor, where a further landing leads to two additional bedrooms, offering excellent flexibility for larger families, visiting guests or those requiring dedicated working space. A comfortable shower room serves this floor, providing additional convenience and completing the versatile arrangement of accommodation.

Outside, the property enjoys a mature and enclosed rear garden, offering a private setting with established planting and a sandstone patio, ideal for outdoor dining and entertaining during the warmer months. To the front, gated access leads to a driveway providing off-road parking, alongside a double garage which offers secure parking and valuable additional storage.

Agent's Note

This property will be sold freehold, and is connected to mains [TBC]

This property has oil central heating.

Council Tax Band: E

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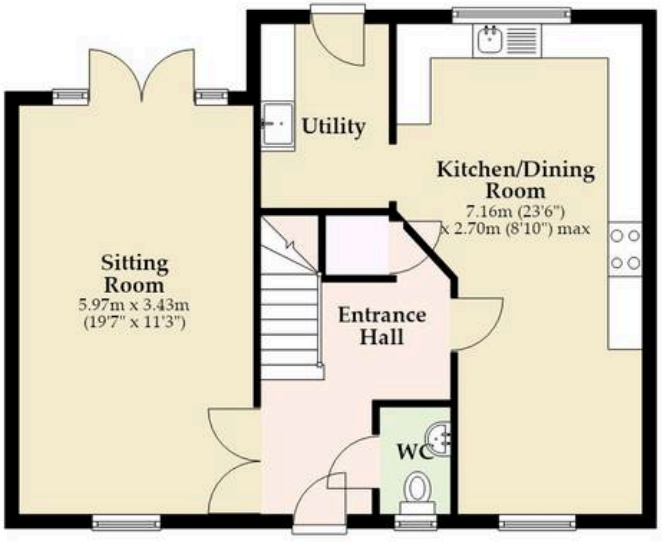






Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



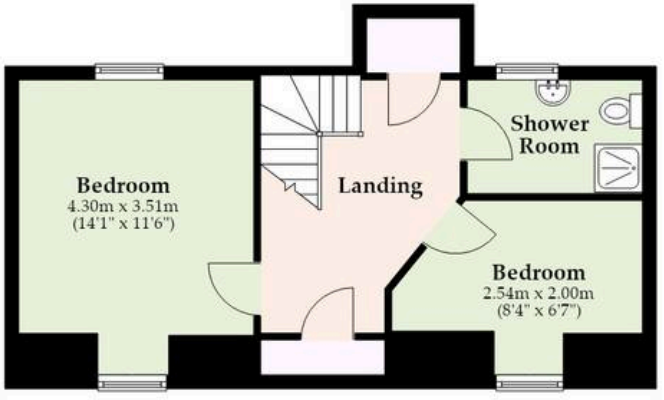
First Floor

Approx. 53.3 sq. metres (573.3 sq. feet)



Second Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 154.8 sq. metres (1665.9 sq. feet)

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*
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