

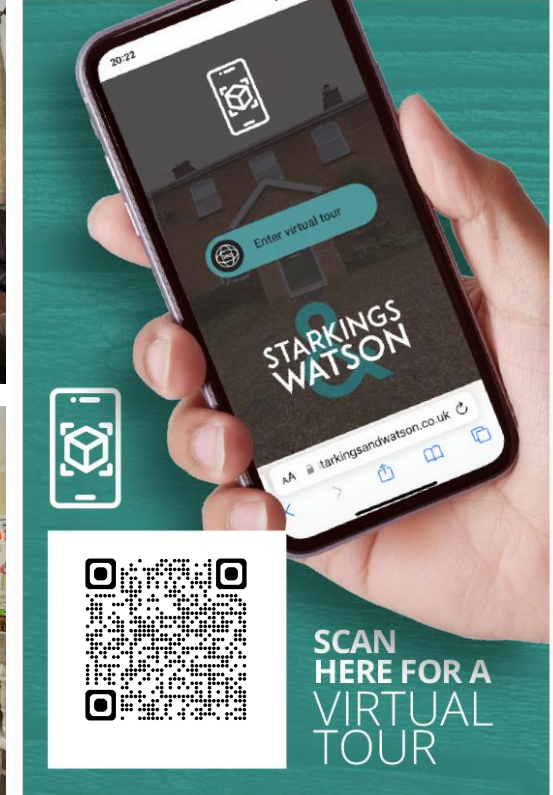
FLORDON ROAD

Newton Flotman, Norwich NR15 1QX

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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STARKINGS & WATSON

- Detached Home
- Modern Fitted Kitchen
- Two Reception Rooms
- Utility Room
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Off Road Parking & Double Garage
- Private Garden & Patio

Situated on the **EDGE OF THE VILLAGE** with **PRIVATE GARDENS** you will find this **SUBSTANTIAL DETACHED HOME** with **FANTASTIC LINKS** to the **CITY** by road and bus. Once inside you will find a **SPACIOUS ENTRANCE HALL** which leads to the ground floor **CLOAKROOM**, **20' SITTING ROOM** with **SLIDING DOORS** onto a **PATIO AREA**, **19' MODERN FULLY FITTED KITCHEN/DINING ROOM**, **SEPARATE UTILITY ROOM**, and a **GARDEN ROOM** which completes the downstairs. Heading upstairs, a **SIZEABLE LANDING** with a **LARGE** airing cupboard leads to **THREE DOUBLE BEDROOMS** - all offering **FITTED WARDROBES**, with an **EN SUITE** to the main bedroom, and a **FAMILY BATHROOM**. **OUTSIDE** the property boasts a private front garden with mature planting and trees, access to the **DOUBLE GARAGE**, and **GARDENS** beyond.

LOCATION

Newton Flotman is situated on the **A140** south of the Cathedral City of Norwich. This desirable village location provides perfect accessibility to many major road links. The village itself has a Primary School with an excellent Ofsted report, a public house/restaurant and a regular bus link to Norwich, Long Stratton and Diss.

DIRECTIONS

You may wish to use your Sat-Nav (**NR15 1QX**), but to help you...On leaving Norwich head South on the **A140 Ipswich Road**. Proceed through the village of Swainsthorpe, and bear right as you enter Newton Flotman onto **Flordon Road** as you enter **The Green**. Continue along following the road where the property can be found on the right hand side as advertised by our To Let board.

The property is approached via a spacious drive with sizeable lawned frontage with mature trees. An entrance porch allows access to the

property.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin with storage cupboard under and mixer tap over, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to front, uPVC obscure double glazed window to side, smooth ceiling.

GARDEN ROOM

16' 7" x 11' 10" Max (5.05m x 3.61m) Tiled flooring, radiator x2, uPVC double glazed sliding patio door to side, telephone point, stairs to first floor landing, coved ceiling, doors to:

SITTING ROOM

20' x 12' 11" Max (6.1m x 3.94m) Feature fire place, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed sliding patio door to side, television point, coved ceiling.

KITCHEN/DINING ROOM

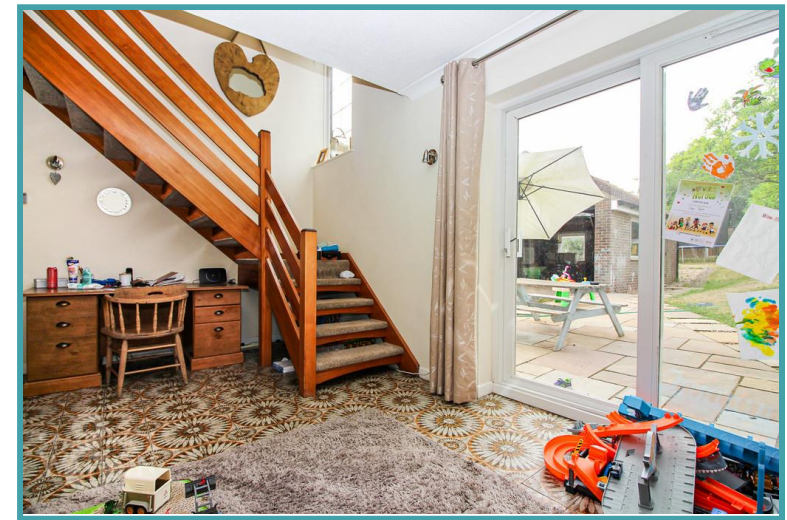
19' 11" x 11' 7" Max (6.07m x 3.53m) Fitted range of wall and base level units with square edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, matching up-stands, inset electric hob, built-in electric double oven, space for fridge/freezer, space for dining table, tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, built-in storage cupboard, smooth coved ceiling with recessed spotlights, door to:

UTILITY ROOM

8' 2" x 7' 11" Max (2.49m x 2.41m) Fitted range of wall and base level units with and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for fridge, space for washing machine, space for tumble dryer, tiled flooring, uPVC obscure double glazed window to rear, uPVC double glazed door to rear, thermostat heating control, wall mounted gas fired central heating boiler, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, built-in double airing cupboard, coved ceiling, doors to:



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



DOUBLE BEDROOM

10' 10" x 10' 4" (3.3m x 3.15m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

12' 9" x 11' 7" Max (3.89m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to side, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

15' 11" x 12' 11" Max (4.85m x 3.94m) Fitted carpet, radiator, uPVC double glazed window to side, range of built-in bedroom furniture, coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to front.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with thermostatically controlled shower and glazed shower screen, tiled walls, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlights.

OUTSIDE

Leading from the garden room you will find a spacious rear patio which opens to a sizable lawn and garden making it perfect for entertaining and alfresco dining. To the front of the property you will find an enclosed patio accessed via the sitting room which leads to a private enclosed front garden with mature planting and trees.

GARAGE

Up and over door to front, window to side, window to rear, storage above, power and lighting.

AGENTS NOTE

Potential tenants should be aware the driveway is shared with a neighbouring plot which is subsequently being sold and developed to form a new dwelling. The land to the left of the drive is excluded from the let, and the driveway is shared.

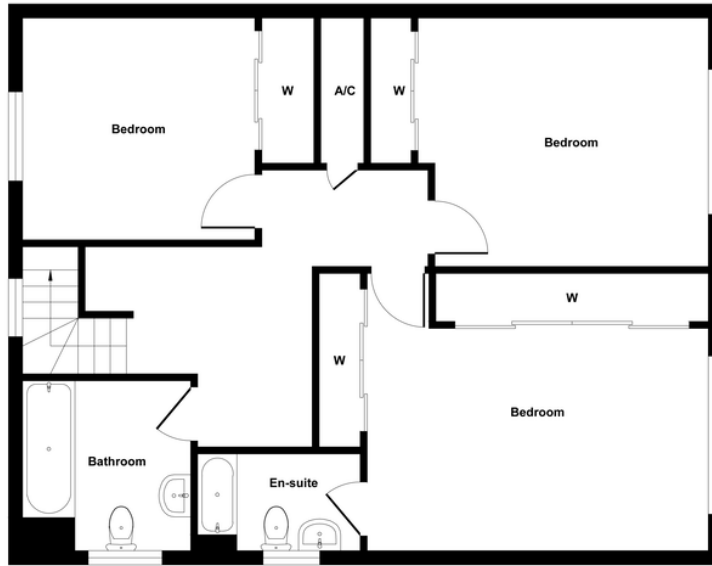
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:

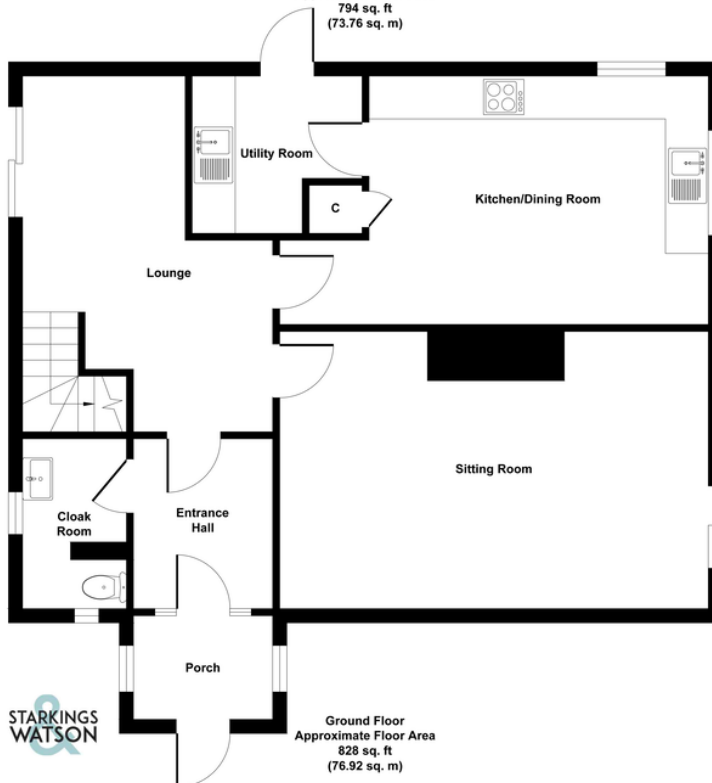


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First Floor
Approximate Floor Area
794 sq. ft
(73.76 sq. m)



Ground Floor
Approximate Floor Area
828 sq. ft
(76.92 sq. m)



Approx. Gross Internal Floor Area 1622 sq. ft / 150.68 sq. m