



STARKINGS
& WATSON



Alan Avenue, Newton Flotman, Norwich

Guide Price £250,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Overlooking Green Space
- ✓ Mid-Terrace Home
- ✓ Hall Entrance with Cloakroom
- ✓ Kitchen/Breakfast Room
- ✓ Three Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Non-Overlooked Rear Gardens
- ✓ Garage & Parking

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

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IN SUMMARY

OVERLOOKING GREEN SPACE and with a NON-OVERLOOKED REAR GARDEN, this mid-terrace home is the perfect STARTER or FAMILY HOME. With an EN-BLOC GARAGE and PARKING OPPOSITE, this tucked away setting is ideal for those seeking a QUIET SITUATION. The property has been well maintained and includes gas fired CENTRAL HEATING and uPVC double glazing, with a HALL ENTRANCE leading to a cloakroom. The SITTING ROOM overlooks the green space, with a door to the KITCHEN/BREAKFAST ROOM offering space for a table, and patio doors to the REAR GARDEN. Upstairs, THREE BEDROOMS lead off the landing, with an EN SUITE shower room and further family bathroom. All the bedrooms enjoy GREEN VIEWS to FRONT AND REAR.

SETTING THE SCENE

Standing at the front door a low maintenance front garden can be found, with a pathway and hedge separating the property from the open green space. Being tucked away on the pedestrian footpath ensures the property remains quietly positioned, but also conveniently positioned close to the en-bloc garage and parking.

THE GRAND TOUR

Steps lead up to the front door, with a useful hall entrance including wood effect flooring and a door to the cloakroom which also houses the electric fuse box. The sitting room is separated from the kitchen with a door, and stairs lead up to the first floor with storage below.

Views from the sitting room can be enjoyed over the green space. The kitchen offers a tiled effect floor with built-in wall and base level units and space for appliances. Ample space is provided for a family sized dining table, with a window and door to the rear garden. The first floor landing offers doors to three bedrooms including the main bedroom which faces to the front with an en suite shower room and built-in double wardrobe. The smaller two bedrooms look to the rear and have built-in storage also. The family bathroom is partly tiled and includes an over the bath shower.

THE GREAT OUTDOORS

A private enclosed rear garden is accessed via the kitchen and is mainly laid to lawn with a garden shed and gate to the rear as well as paved patio area ideal for outside dining. The property also benefits from a garage and one allocated off road parking space opposite the garage.

OUT & ABOUT

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.

FIND US

Postcode : NR15 1RF

What3Words : ///threaded.cherish.pounce

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
742.15 ft²

(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.

GIRAFFE360

Agents Note: 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