

John Drewry Close, Framingham Earl, Norwich

Guide Price £220,000 - £230,000 Freehold

Energy Efficiency Rating : C

- ✓ Tucked Away Setting
- ✓ Mid-Terrace Home
- ✓ Garage, Driveway & Allocated Parking
- ✓ Lawned Garden with Decking
- ✓ Sitting/Dining Room with Patio Doors
- ✓ Two Bedrooms
- ✓ Re-fitted Family Bathroom
- ✓ Walking Distance to Amenities

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

**STARKINGS
&
WATSON**



IN SUMMARY

This MODERN STARTER HOME occupies a tucked away setting within WALKING DISTANCE to AMENITIES, and a quick drive to the A146 and NORWICH itself. With recent UPGRADES to the ELECTRICS and a new HOB INSTALLED, this turnkey home or INVESTMENT offers a NEUTRAL DECOR with a GARAGE, driveway for off road PARKING, further ALLOCATED PARKING and a GREAT SIZED GARDEN. Finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the hall entrance leads to the KITCHEN and sitting/dining room. The first floor offers TWO BEDROOMS and the updated FAMILY BATHROOM with USEFUL STORAGE.

SETTING THE SCENE

The property is approached via a low maintenance frontage, with allocated parking and further driveway parking which leads to the garage located to the front of the property.

THE GRAND TOUR

Stepping through the uPVC door you find the hall entrance with wood effect flooring for ease of maintenance, and an open plan aspect to the adjacent kitchen. Painted with a striking colour and contemporary handles, the kitchen offers a front facing aspect and space for the appliances, whilst

the oven and hob are built-in. Flooded with the south sun, the sitting/dining room offers practical living with space for sofas and a table, with patio doors to the garden and stairs to the first floor. Upstairs the two bedrooms lead off the landing, with the family bathroom opposite - offering a modern finish with a feature bowl sink on a solid wood surface with storage under, re-fitted towel rail and a large rainfall shower over the bath, of course with a useful built-in airing cupboard.

THE GREAT OUTDOORS

Leaving the property via the sitting room patio doors, a raised timber decked seating area can be found which steps down to a further lawned expanse. The garden is fully enclosed with timber panel fencing, whilst offering an open rear access, and huge potential to further landscape the garden if required.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Framingham Earl/Poringland, the village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

FIND US

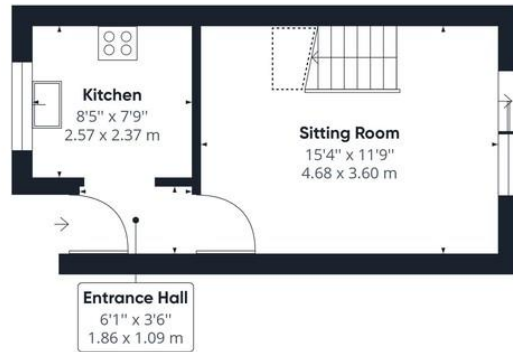
Postcode : NR14 7JB

What3Words : ///sparkles.stole.spoiler

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⁾

520.84 ft²
48.39 m²

Reduced headroom

15.65 ft²
1.45 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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