

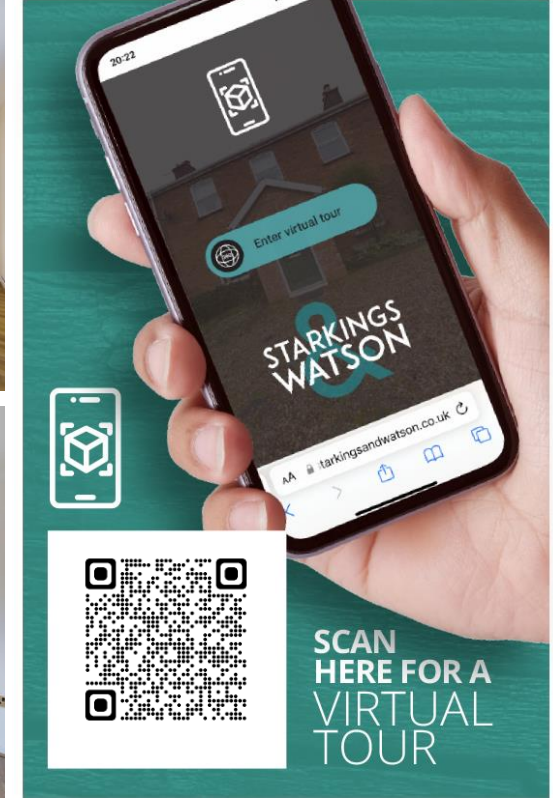
JOY AVENUE

# Newton Flotman, Norwich NR15 1RD

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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- No Chain!
- Detached Family Home
- Open Plan Living
- Two Reception Rooms
- Kitchen/Breakfast Room
- Hall Entrance with Cloakroom
- Three Bedrooms & Family Bathroom
- Deceptive Plot with Lawned Gardens

#### IN SUMMARY

NO CHAIN. With some 1078 Sq ft (stms) of accommodation, this WELL PRESENTED detached family home offers HUGE POTENTIAL for a buyer to make the property their own. With EXTENSION POTENTIAL to the SIDE or REAR to introduce further living space or a fourth bedroom (stp), this home is perfect for a GROWING FAMILY. Equally the SIZEABLE PLOT extends from the rear and to the side, allowing for FURTHER PARKING with a few minor changes (stp). The property is READY TO MOVE IN, and includes oil fired central heating, and uPVC DOUBLE GLAZING. The accommodation is accessed from an entrance hall with adjacent cloakroom, and doors into both the kitchen and sitting room, with a DINING ROOM beyond which allows for an OPEN PLAN LAYOUT. Upstairs, THREE BEDROOMS include storage, especially the main bedroom, and finally the family bathroom.

#### SETTING THE SCENE

Set within a sought after residential setting, ample parking is provided to front and leading to the integral garage. The front garden is laid to shingle with a brick walled boundary to front and timber gated access to the rear.

#### THE GRAND TOUR

The uPVC door leads into the main entrance hall with wood flooring underfoot and stairs to the first floor with useful storage below. Doors lead off to the cloakroom which includes a two piece suite with built-in storage. The sitting room offers a large picture window to front and a feature fire place which flows through into the adjacent open plan dining room. Wood effect flooring leads through both rooms, with a door heading straight into the rear garden. The kitchen offers a range of built-in storage and integrated cooking appliances, with space for appliances and a further built-in cupboard. A door leads back into the entrance hall, and one to the side garden. Heading upstairs, the stairs lead to a landing with doors to the two front facing bedrooms - both with built-in storage, especially the main bedroom, and the bedroom (also with storage) and bathroom to rear. The bathroom is finished with a three piece suite comprising storage under the sink and a shower over the bath.

#### THE GREAT OUTDOORS

Once in the garden, the plot leads to the rear, heading to a point with fencing and hedging. Further gardens are located to the side of the property, with



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lawns, the oil tank and an area of hard standing for a shed or substantial patio area. A shingled seating area leads from the dining room which encompasses a useful brick built barbecue, with a path way leading to the garage with power and lighting.

#### 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, newly opened shop, doctors and a regular bus link to Norwich, Long Stratton and Diss.

#### FIND US

Postcode : NR15 1RD

What3Words : ///astounded.swells.tripods

#### VIRTUAL TOUR

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

**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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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1078.55 ft<sup>2</sup>  
 100.20 m<sup>2</sup>

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