



**Flordon Road, Newton Flotman, NR15 1PG**

**Guide Price £280,000**



01508 531331

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# Property Features

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- 280 ft rear garden
- Parking for 6 cars
- Immediate access to public transport
- 2 reception rooms
- 3 double bedrooms
- Gas fired CH (new boiler 2019)
- Walking distance to local school
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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The favourable village of Newton Flotman lies in the beautiful countryside of mid Norfolk and along the river Tas, with the village being well situated just seven miles south of Norwich and only four miles to the north of Long Stratton (Mulbarton found some three miles or so to the north west), with both villages offering an extensive range of supermarkets, convenience stores, schooling, public houses and many other day to day amenities and facilities. Newton Flotman still retains good amenities by way of having schooling, doctors surgery, a fine church and popular Indian restaurant. The neighbouring village of Swainsthorpe also offers a popular restaurant and bar.

The property comprises of a three bedroom semi-detached house having been built of traditional brick construction under a pitched interlocking tiled roof and with the benefit of upvc double glazed windows and doors whilst being heated by a gas fired combination boiler (installed 2019) via radiators.

The property enjoys an elevated position and the front gardens are laid to lawn with a pathway leading to the front door. A hard standing driveway is located to the rear boundary and accessed via St Marys Walk. The rear gardens are approximately 280ft in length, mainly laid to lawn and greatly enjoy a south westerly aspect. Also included in the sale is a large timber shed with electricity and water connected.



The accommodation is followed:-

### **HALLWAY**

Accessed via the upvc front door with stairs rising to the first floor and doors to both reception rooms and the:-

### **BATHROOM** 7' 8" x 7' 3" (2.36m x 2.22m)

Three piece suite in white comprising p-shaped panel bath with shower over and curved glass panel, back to wall WC with concealed cistern, hand wash basin set upon vanity unit with storage beneath, frosted rear aspect window, heated towel rail.

### **RECEPTION ROOM 2** 11' 5" x 9' 11" (3.49m x 3.03m)

Currently being used as a dining room but has previously been a ground floor bedroom with front aspect window and open fireplace.

### **RECEPTION ROOM 1** 14' 9" x 11' 4" (4.52m x 3.47m)

Lovely light and bright room with large picture window enjoying the elevated views to the front, opening through to:-

### **KITCHEN** 15' 10" x 7' 1" (4.83m x 2.17m)

With walk-in pantry/cloaks cupboard, recess housing washing machine with built-in cupboard over, modern kitchen with gloss white wall and base units with black granite effect worksurfaces over, gas hob with inset oven beneath, stainless steel sink with swivel spray tap over, rear aspect window and door giving access to the rear garden and brick store housing the gas combination boiler.

### **STAIRS TO FIRST FLOOR LANDING**

### **BEDROOM 1** 14' 7" x 8' 9" (4.47m x 2.68m)

Light and sunny room with dual aspect windows, overstairs cupboard and useful twin double built-in wardrobes.

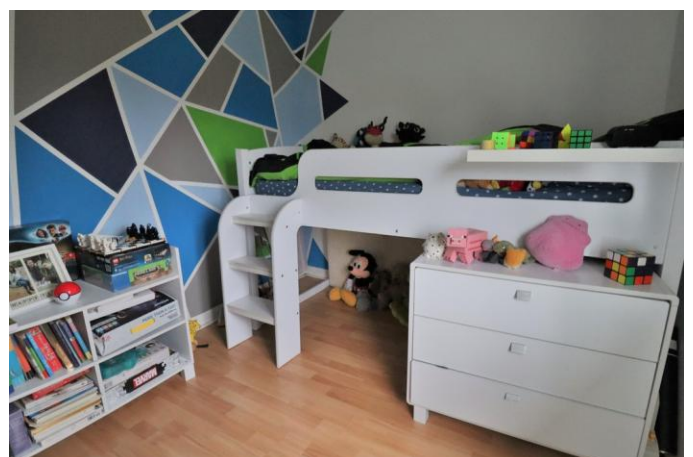
### **BEDROOM 2** 10' 2"(from in front of wardrobes) x 9' 6" (3.11m x 2.90m)

Another good sized double bedroom with large front aspect windows again giving excellent views.

### **BEDROOM 3** 9' 6" x 8' 0" (2.91m x 2.46m)

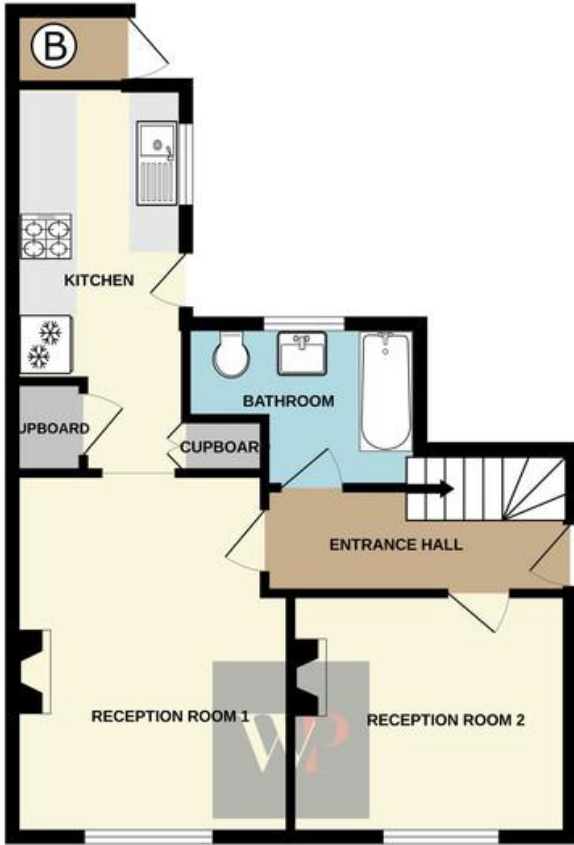
Found to the rear of the property looking over the large rear garden.

**OUR REF: LO933**





GROUND FLOOR



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[www.whitleyparish.com](http://www.whitleyparish.com)  
[longstratton@whitleyparish.com](mailto:longstratton@whitleyparish.com)  
01508 531331

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