

JOHN HOWES CLOSE

Easton, Norwich NR9 5DP

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01953 438838

FOR SALE

PROPERTY



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STARKINGS & WATSON

- Semi-Detached Home
- Excellent Access to A47 & Longwater
- Modern Fitted Kitchen
- Sitting Room with Luxury Vinyl Flooring
- Conservatory/Dining Room
- Three Bedrooms & Family Bathroom
- Low Maintenance Garden
- Generous Parking Area to Front & Side

IN SUMMARY

IDEAL FIRST TIME BUY! Given the presentation of this home, you can MOVE STRAIGHT IN with no works required. The MODERN FITTED KITCHEN has been updated in recent years, and is a HIGHLIGHT of the home, with space for a BREAKFAST TABLE. Also on the ground floor, there is a SITTING ROOM and a CONSERVATORY/DINING ROOM which overlooks the GARDEN. Upstairs, THREE BEDROOMS lead from the LANDING of which TWO are DOUBLES in size, and the remaining bedroom makes for a PERFECT HOME OFFICE, or to be used as a NURSERY/SINGLE BEDROOM. The village of EASTON has EXCELLENT ACCESS to the A47, NORFOLK SHOWGROUND and with a RANGE OF AMENITIES only a short drive away.

SETTING THE SCENE

The property is approached via a hard standing driveway which has been extended by the current owners, allowing you to fit multiple vehicles. This driveway runs alongside the property with access provided to the main and side entrance.

THE GRAND TOUR

Straight ahead as you enter you see the stairs which lead to the first floor with a fitted carpet. To the right-hand side, the door opens to the fitted kitchen which has been replaced since the current vendors moved in, with a well planned range of wall and base level units along one wall, with space left for the fridge freezer, and an area of work surfaces with cabinets above, space for a tumble dryer under counter and a microwave. There is an integrated oven, electric induction hob with black glass splash-back and an extractor fan, built-in dishwasher and space for a washing machine. Next, you enter the sitting room which has plenty of space for soft furnishings, with a sliding patio door, leading to the conservatory/dining room which currently doubles as a playroom. Upstairs, three bedrooms and the family bathroom lead from the landing with continued fitted carpet reaching into all the bedrooms, and a tiled flooring in the bathroom. The first room works perfectly as a nursery/single bedroom/home office and the adjoining double bedroom would be considered as the main - both of these rooms face to rear. The final bedroom faces to the front with space for freestanding wardrobes. The family bathroom has a three-piece suite including a bath with shower over, pedestal hand wash basin and low-level WC.

THE GREAT OUTDOORS

The landscaped low maintenance rear gardens feature an area of artificial lawn, with a pathway leading to the garage and the timber gate to the parking. In one corner, a raised patio has been added



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which takes advantage of the south sun, whilst remaining private with timber panel fencing at the boundary.

OUT & ABOUT

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

FIND US

Postcode : NR9 5DP

What3Words : ///rotations.other.librarian

VIRTUAL TOUR

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

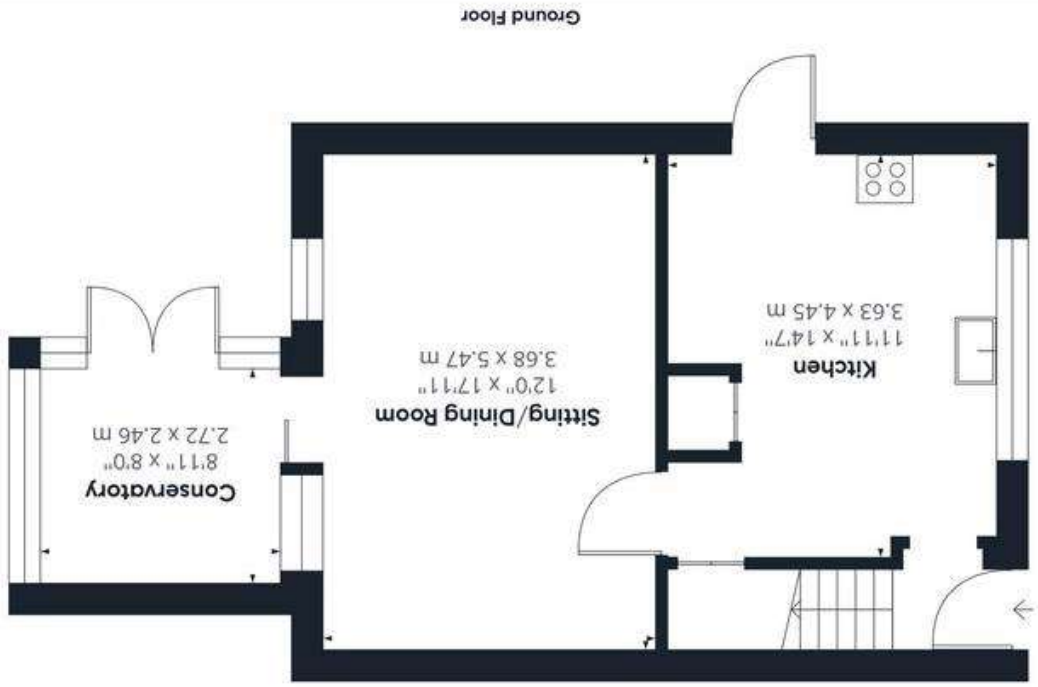
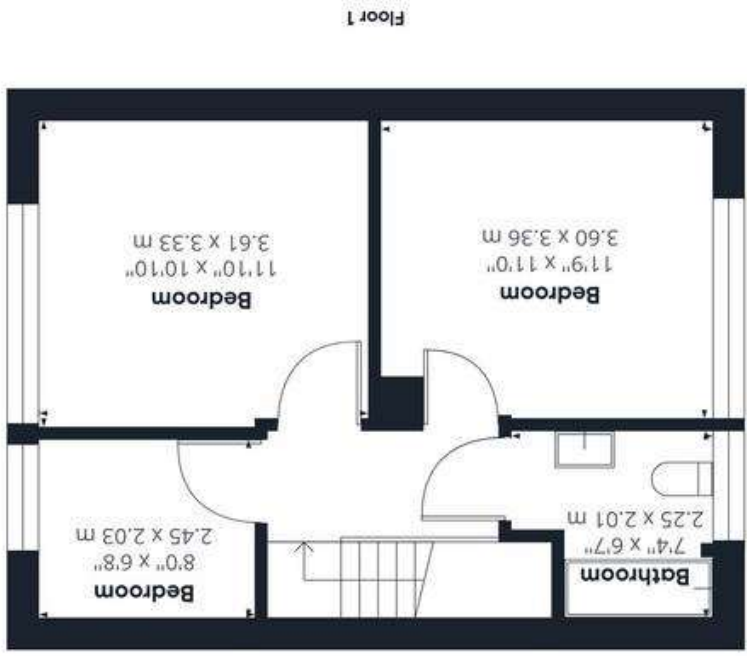
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Price:



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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⁽¹⁾

909.59 ft²
84.50 m²