

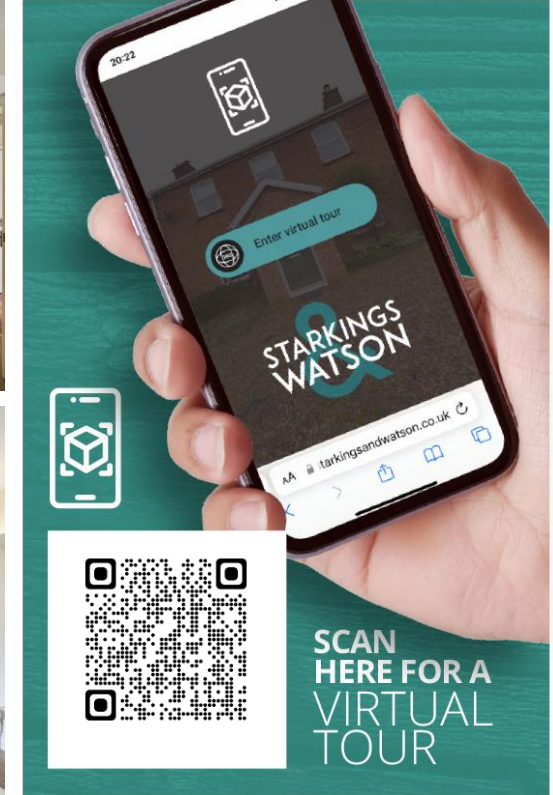
OLIVE AVENUE

Newton Flotman, Norwich NR15 1PF

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Potential to Update & Modernise
- Extended Detached Family Home
- Three Reception Rooms
- Kitchen/Breakfast Room
- Hall Entrance with Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Split Level Private Gardens

IN SUMMARY

With over 1350 Sq. ft (stms) of accommodation, this ELEVATED and EXTENDED family home offers a WEALTH of POTENTIAL to UPDATE and MODERNISE, with SPLIT LEVEL GARDENS to rear and an EXPANSE of LAWN to side. Secluded and screened by HIGH LEVEL HEDGING, the property offers a surprisingly spacious interior with a hall entrance and cloakroom. There are THREE RECEPTION ROOMS including the 13' SITTING ROOM, 16' DINING ROOM and study. The KITCHEN extends to 21' with SPACE for a TABLE. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with an EN SUITE SHOWER ROOM to the main bedroom, and family bathroom. Various upgrades have been completed in recent years, including a replacement FUSE BOX, facias, GUTTERING and general plastering.

SETTING THE SCENE

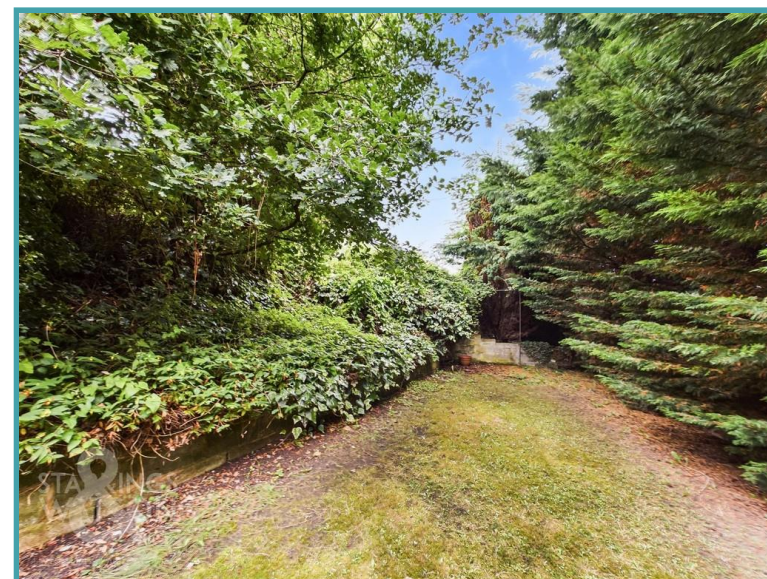
Elevated from the road a driveway provides off road parking, with a lawned frontage and planted front borders. Gated access leads to the rear garden, with timber panelled fencing enclosing the gardens to the right.

THE GRAND TOUR

Wood effect flooring runs through the hall entrance, with a built-in storage cupboard and stairs to the first floor. The cloakroom can be found to your right, with a two piece modernised white suite. A partly glazed door takes you into the sitting room, with a window to rear and a storage recess under the stairs. Glazed double doors open to the study, creating a bright and versatile space for various uses. The kitchen is an L-shape, with space for a table, and a full run of kitchen cupboards offering storage. There is space for white goods and a cooker, whilst wood flooring is in place for ease of cleaning. A door leads out to rear, with a further door to the dining room which gives its size also offers a snug/seating area, with French doors onto the garden. Heading upstairs, all four double bedrooms lead off the landing, including the main bedroom with an en suite shower room - a spacious room which needs some TLC, but would be great for a large double shower. The family bathroom completes the property, with a further shower over the bath.

THE GREAT OUTDOORS

The gardens form part of the triangular shaped plot, with the main lawned expanse to the right hand side, hidden behind high level hedging. Gated access leads to front, with an opening to the split level rear section which offers potential for further landscaping.



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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 1PF

What3Words : ///currently.trailing.tennis

VIRTUAL TOUR

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

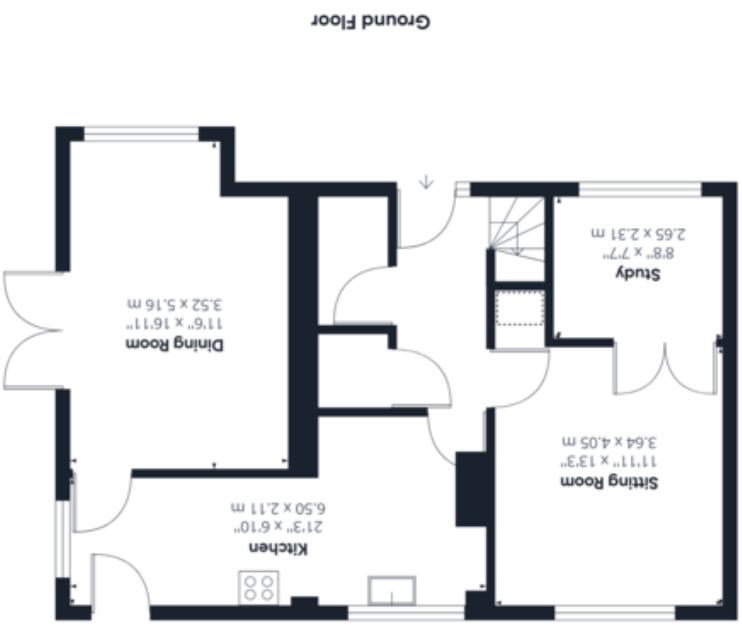
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Price:



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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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1355.10 ft²
 125.89 m²

Reduced headroom
 4.69 ft²
 0.44 m²

