

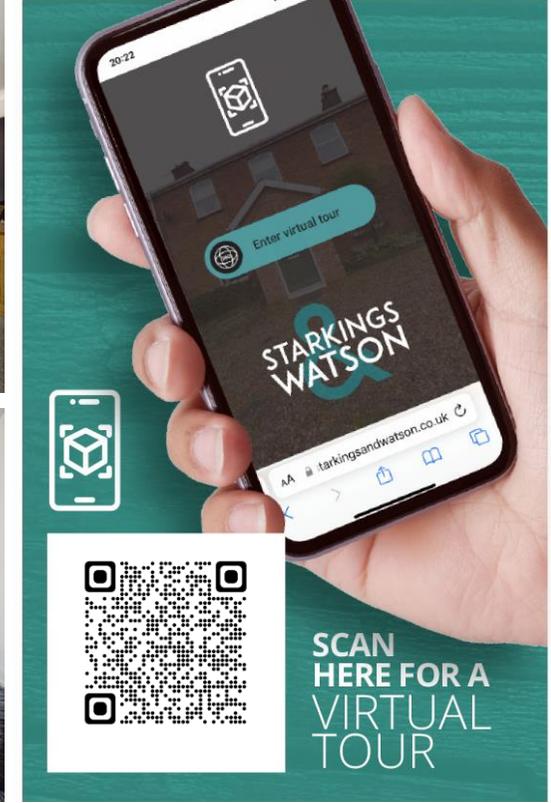
JOY AVENUE

Newton Flotman, Norwich NR15 1RD

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Detached Family Home
- Cull-DE-Sac Position
- Fully Refurbished & Updated
- Two Reception Rooms
- Newly Built Garden Room
- Modern Kitchen/Breakfast Room
- Three Double Bedrooms
- Generous Landscaped Rear Garden

IN SUMMARY

This RENOVATED and MODERNISED detached family home offers a GARDEN ROOM EXTENSION and LARGER than AVERAGE LAWNED GARDENS - with a NON-OVERLOOKED rear ASPECT. Immaculately presented, the internal accommodation extends to over 1180 Sq. ft (stms), with an INTEGRAL GARAGE. With various RE-PLASTERING, new electric fuse box and GAS FIRED CENTRAL HEATING SYSTEM some four years ago, the property is turn key and ready to move in. Wood flooring runs through the HALL ENTRANCE, with striking SOLID WOOD INTERNAL DOORS leading to the CLOAKROOM, 15' sitting room, OPEN PLAN DINING ROOM and 11 GARDEN ROOM EXTENSION - set under a VAULTED CEILING with VELUX WINDOWS. The KITCHEN extends to 12' with ample storage and a door to the garden. Upstairs, the THREE DOUBLE BEDROOMS lead off the landing, with BUILT-IN WARDROBES to them all. The SHOWER ROOM has been modernised and finished with STRIKING TILED SPLASH BACKS and a RAINFALL SHOWER.

SETTING THE SCENE

Tucked away at the end of a cul-de-sac, a sweeping lawned frontage can be found, with a tarmac driveway offering ample parking, with access to the integral garage and main entrance.

THE GRAND TOUR

Stepping inside, wood flooring runs under foot, with the stairs rising to the first floor, and a useful storage cupboard under. Doors lead firstly to the cloakroom, a modernised room with a two piece suite, built-in storage, tiled splash backs and a heated towel rail. The sitting room is finished with fitted carpet and a uPVC double glazed window to front, leading into an open plan dining room. With fitted carpet running through, a door leads to the adjacent kitchen for easy access, and an opening extends the living space into the garden room. Flooded with natural light, a vaulted ceiling with velux windows ensures this welcoming room is the perfect addition. Wood flooring runs through, with French doors to side and a double glazed window to rear. Back to the kitchen, there is ample storage and a built-in breakfast bar. There is space for white goods and an electric cooker, with an extractor fan overhead. Upstairs, the landing is carpeted, with all three bedrooms able to take a double bed. Built-in storage can be found to all rooms, with the main bedroom offering a full width wardrobe with sliding mirrored doors. The shower room has been modernised with striking tiled splash backs and a rainfall shower. Recessed spot lighting and a heated towel complete the contemporary look.



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THE GREAT OUTDOORS

The rear garden offers contemporary landscaping, and a sizeable plot - much larger than the average. Enclosed with timber panelled fencing and a non-overlooked rear aspect, a large patio extends from the garden room, with a lawned expanse and a shingle seating area to the far corner. Gated access leads to the front, along with a useful timber storage shed. Access also leads to the garage, with an up and over door to front, door to rear, wall mounted gas fired central heating boiler, 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 : ///processor.cheater.workshop

VIRTUAL TOUR

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

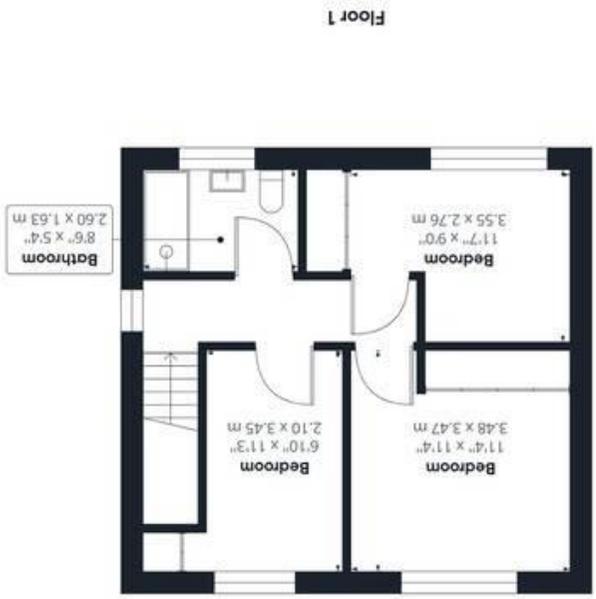
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Price:



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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⁾

1189.78 ft²

110.53 m²