

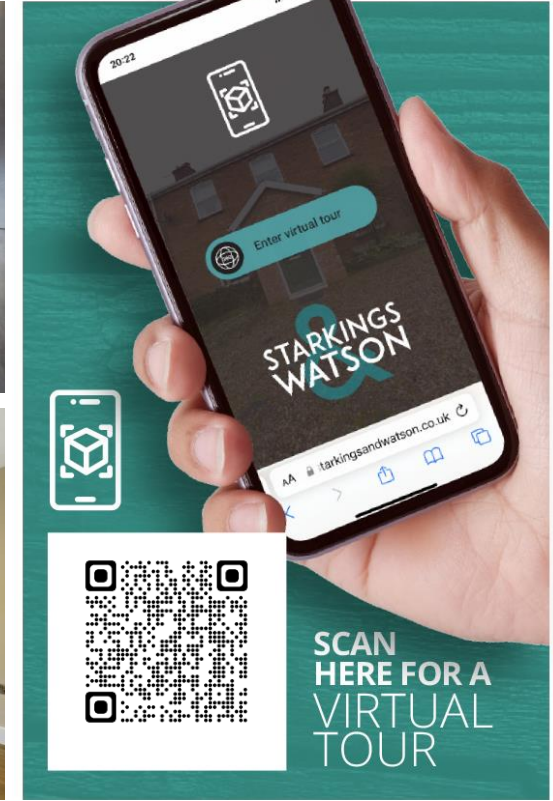
FLORDON ROAD

Newton Flotman, Norwich NR15 1QX

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Brand New & Ready to Move-In
- Luxurious & Distinctive Finish
- Close to 1600 Sq. ft (stms)
- Air Source Heating
- 23' Sitting/Dining Room
- Open Plan Masterclass Kitchen & Utility
- Three Double Bedrooms
- Large Landscaped Garden with Patio

IN SUMMARY

BRAND NEW & READY TO MOVE IN. This LUXURIOUS detached chalet-style home boasts nearly 1600 Sq. ft (stms) and has been meticulously constructed by the RENOWNED FYEBRIDGE Ltd, featuring a BESPOKE HIGH SPECIFICATION FINISH and impressive ECO CREDENTIALS, including an energy-efficient AIR SOURCE HEATING SYSTEM with underfloor heating on the ground floor. Designed and FUTURE-PROOFED, the property offers an EASY-TO-MAINTAIN INTERIOR and EXTERIOR, complete with a CCTV system, security alarm, and Cat6 networking thoughtfully integrated. Positioned in an ELEVATED location, the STRIKING EXTERIOR is further accentuated by contemporary GLAZING and gleaming GALVANISED STEEL GUTTERING. Step into the welcoming ENTRANCE HALL, adorned with OAK EFFECT FLOORING, leading to the versatile STUDY/BEDROOM featuring distinctive architecturally designed LED recessed spotlighting. The LUXURY SHOWER ROOM showcases AQUA BOARD SPLASH BACKS and an indulgent RAINFALL SHOWER, while the expansive 23' SITTING/DINING ROOM opens seamlessly to the rear through PATIO DOORS, and the 12' OPEN PLAN CONTRASTING Masterclass KITCHEN, complete with MILANO STONE EFFECT WORK SURFACES and INTEGRATED NEFF COOKING APPLIANCES. A dedicated utility room awaits, providing ample space for your LAUNDRY APPLIANCES. Heading upstairs, you will find TWO DOUBLE BEDROOMS branching off from the landing, along with the well-appointed FAMILY BATHROOM. The MAIN BEDROOM boasts a matching EN SUITE, ensuring comfort and convenience for every member of the household. This home is the epitome of

modern luxury living, ready for you to make it your own! Outside, the GARDENS are FULLY LANDSCAPED with SUBSTANTIAL PAVING and newly seeded LAWNS. The INTEGRAL GARAGE completes the property with an ELECTRIC DOOR to front.

SETTING THE SCENE

Elevated from the road, a shared tarmac driveway leads to the shingle driveway which allows for ample parking and turning space. Enclosed with timber post and rail fencing, a newly seeded grass frontage is bordered with a sweeping barked front bed with Beech trees and a panelled fence. An electric up and over door leads to the integral garage, whilst steps lead to the covered porch area and raised front bed. The gardens are accessed via an open side access which is paved to the rear.

THE GRAND TOUR

The inside offers a large and welcoming hall entrance which has been finished with an oak effect Gerflor Creation 55 luxury vinyl flooring and under floor heating via the air source heat pump. Bespoke carpentry including painted skirting boards and attractive oak effect doors which are finished perfectly with magnetic catches and contemporary brushed handles, make them a pleasure to open, truly demonstrating the quality and attention to detail. A large under-stairs storage cupboard encloses the under floor heating controls and the hot water tank, whilst providing useful storage. Doors lead off to the ground floor bedroom/study, with under floor heating and a range of recessed spot lighting. Adjacent, a contemporary shower room with a three piece suite can be found, adorned with luxury Aqua board splash backs, a rainfall shower and a wall hung sink unit with storage. A wall mounted vanity mirror with lighting completes the look. Continuing along the hall you step into the open plan living space, flooded with natural light via a variety of windows and sliding patio doors onto the rear garden. A range of brushed chrome plug points and high level plugs with Cat6 cabling can be found at a high level for a wall mounted television. The oak effect flooring continues through the space with under floor heating, with ample space for soft furnishings and a dining table. The Masterclass contrasting



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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range of kitchen units is set under a vaulted ceiling, and finished with Milano stone effect work-surfaces and splash backs. Kitchen appliances include an eye level Neff electric double oven and electric induction hob, along with a full height fridge/freezer and dishwasher. A range of bespoke storage solutions are built into the kitchen cupboards. The utility room completes the ground floor with range of storage and space for a washing machine. A full height cupboard includes space for the CCTV and Cat6 network cabling, with a useful side access door. Upstairs the landing leads to two double bedrooms and the family bathroom. The main double bedroom is situated to the front, with attractive views over the front driveway and Beech trees. Finished with a radiator and fitted carpet, a door leads to the en suite shower room. Finished with a high specification three piece suite, the Aqua board splash backs create a luxury finish, with a dual head rainfall shower and heated towel rail. The family bathroom is completed in a matching style, with a bath instead of a shower and a velux window. The second double bedroom is located to the rear, with views over the garden and an eaves storage cupboard.

THE GREAT OUTDOORS

The rear garden is an excellent size, with a fully landscaped space encompassing a paved seating area, raised seeded grass area and further barked bed to the left. Enclosed with timber panelled fencing, the garden is a fantastic size, with the patio being a usable size which leads from the sitting room sliding patio doors. There is ample space for outside dining, with the seeded pathway leading up the main garden. Outside water and power supplies are installed, whilst timber sleepers enclose the raised lawn. The garage offers a rear access and an electric up and over door to front.

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 1QX

What3Words : ///clockwork.decently.choppy

VIRTUAL TOUR

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

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/4.9ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1583.02 ft²
147.07 m²

Reduced headroom

143.67 ft²
13.35 m²

