

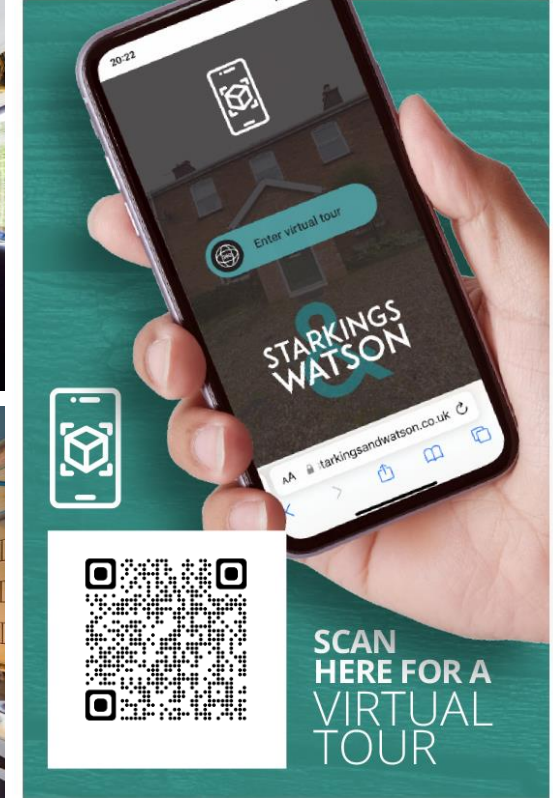
STATION ROAD

Flordon, Norwich NR15 1RJ

Freehold | Energy Efficiency Rating : E

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- Non-Estate Detached Family Home
- Requires Updating & Modernisation
- Hall Entrance with Cloakroom
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Garage & Shingled Driveway

IN SUMMARY

With a NON-ESTATE PLOT of 0.16 Acre (stms), this DETACHED FAMILY HOME requires UPDATING and MODERNISATION, whilst being well located for EASY ACCESS to the A140. With some 1500 Sq. ft (stms) of accommodation and an INTEGRAL GARAGE, there is EASY POTENTIAL to convert the space, EXTENDING the LIVING AREA (stp). The LAYOUT INTERNALLY is also HIGHLY FLEXIBLE, with a hall entrance and W.C, with doors to the 15' SITTING ROOM, where an OPENING takes you to the DINING ROOM - with the KITCHEN next door. Further POTENTIAL exists to OPEN PLAN THE KITCHEN and DINING ROOM, allowing for a MODERN FAMILY FRIENDLY ENVIRONMENT. At present, doors lead to the GARDEN, and a UTILITY ROOM offers laundry space and access to the integral garage. Upstairs, the FOUR BEDROOMS lead off the landing, with an EN SUITE shower room and family bathroom - both REQUIRING UPDATING. The GARDENS are EXTENSIVE, with a LONG LAYOUT of grass and patio.

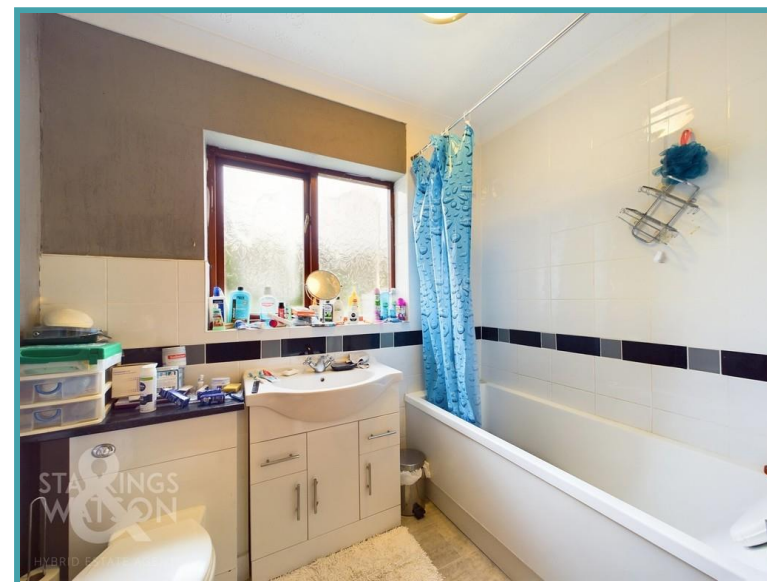
SETTING THE SCENE

The property is set back from the road with an expansive lawned frontage and mature front hedge boundary which screens the property from the road. Ample

parking is found to the front, with an integral single garage and storm porch which leads to the main entrance door. The property enjoys a private non-overlooked frontage with gated access leading to the rear garden.

THE GRAND TOUR

Heading inside through the uPVC obscure double glazed entrance door, a carpeted hall entrance can be found with stairs leading to the first floor landing. Doors lead off starting with the ground floor WC which requires some updating but offers a usable and functional two piece suite. Adjacent the main sitting room can be found with views across the front garden, with a feature brick built open fireplace and is of generous proportions. An opening leads to the dining room which offers fantastic natural light via the rear sliding patio doors, whilst also offering potential to a larger open plan room with the adjacent kitchen. The kitchen is functional and enjoys views across to the rear of the property, with space for white goods and electric cooker, with tiled splashbacks and space for a breakfast table. A door leads back into the entrance hall, and also into the adjacent utility room which offers an extension to the kitchen space with room for laundry appliances. A door leads into the rear garden, and also into the integral single garage. The integral garage of course offers great storage but also further potential to convert the accommodation subject to planning permission if required. Heading upstairs the carpeted landing leads to all of the bedrooms along with built in storage on the landing itself. The top of the stairs, starting to your left the main double bedroom can be found with a range of built in wardrobes and storage, whilst also leading to the en-suite shower room which is finished with a three piece suite and tiled splashbacks.



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Back onto the landing the family bathroom is located on your left with a further three piece suite, shower over the bath and storage under the sink unit. The three further bedrooms include two which are double in proportions and one single.

THE GREAT OUTDOORS

Leaving the property via the utility or dining room doors, a main lawned garden can be found which is of fantastic proportions and well stocked with a range of mature planting and shrubbery. The overall plot size measures approximately 0.16 acres (stms), with a rear garden extending to some 140 ft (stms). Heading down the garden the lawns continue with further planting, trees and shrubbery. Huge potential exists to further landscape the space, making use of its bright and sunny aspect and generous proportions. The integral garage offers storage whilst offering an up and over door to front, power and lighting.

OUT & ABOUT

The popular village of Flordon is approximately seven miles south of Norwich on the main A140. The village benefits from a good range of facilities with a regular bus services to Norwich, Long Stratton and Diss, with various nature walks too. Mulbarton & Newton Flotman are both approx. 2 miles away, which host a supermarket, doctors surgery, schools and a public house.

FIND US

Postcode : NR15 1RJ

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VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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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Ground Floor

Floor 1

Approximate total area ⁽¹⁾
 1350.04 ft²
 125.42 m²

Reduced headroom

2.30 ft²
 0.21 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

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.

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