

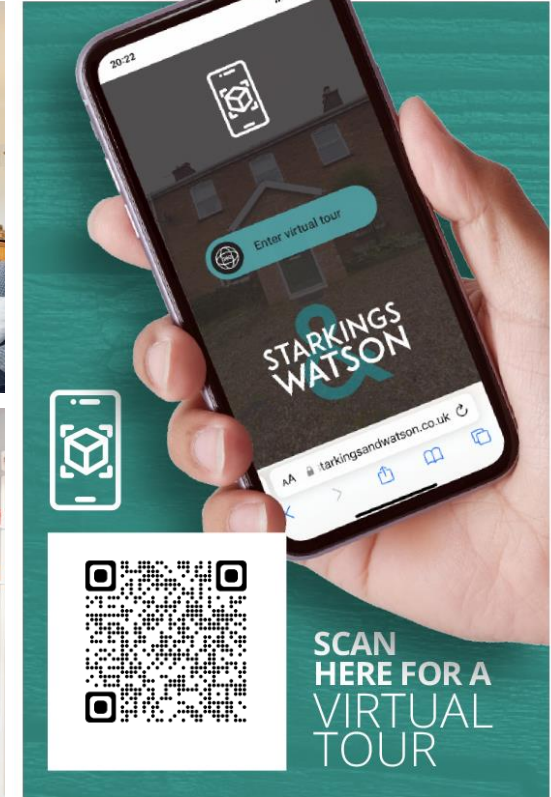
ALAN AVENUE

Newton Flotman, Norwich NR15 1RF

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

- Mid-Terrace Home
- Double Driveway to Front
- Hall Entrance & Sitting Room
- Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- En Suite & Family Bathroom
- Great Sized Garden with Decking

IN SUMMARY

VENDORS FOUND! This IMMACULATE mid-terrace home enjoys a SOUTH EAST facing GARDEN with AMPLE PARKING on the DOUBLE DRIVE right outside the front door. Having been WELL MAINTAINED, the property is ready to MOVE-IN and personalise to suit. The accommodation extends to over 720 Sq. ft (stms), remaining MANAGEABLE and easy to look after. The WELCOMING HALL ENTRANCE leads into the 14' sitting room, with a door to the KITCHEN which has enough SPACE for a DINING TABLE, whilst the 11' CONSERVATORY offers potential and a further dining option. Upstairs, TWO BEDROOMS lead off the landing, with the FAMILY BATHROOM. Complete with a SHOWER over the bath, an EN SUITE SHOWER ROOM can also be found off the main bedroom. Unlike any new build comparison, the property ENJOYS a FANTASTIC SIZED GARDEN, with a raised DECKED seating AREA, and main lawned expanse.

SETTING THE SCENE

With a double width hard standing driveway to front, low level timber picket fencing and hedging encloses the side boundaries, with a patio leading to the front door with an adjacent shingle bed for potted plants. With a useful rear access to the garden behind the terrace row, the property is finished in an attractive painted render finish, with a storm porch at the front door.

THE GRAND TOUR

Open the front door and head into the entrance hall. Luxury fitted carpet has been laid, which also takes your eye up the stairs, and into the sitting room adjacent. With a feature fire place and window to front, the sitting room is a great size, whilst having a light and bright feeling. A door leads into the adjacent kitchen/dining room, which has undergone a recent face lift, whilst including an electric ceramic hob and electric double oven. Contrasting tiled splash backs run around the work surface, with space for general white goods and a dining table. Storage can be found under the stairs, with sliding patio doors taking you to the rear conservatory. Finished with wood panelling and stripped wood flooring, windows and French doors lead to the rear decking. Heading up stairs, the landing includes an airing cupboard, with doors to the bedrooms and bathroom. Finished with a three piece suite the bathroom includes tiled splash backs and a shower over the bath, along with a window to rear. The second bedroom offers a rear facing window, and a south east facing aspect, whilst the main bedroom includes a double wardrobe, and



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en suite shower room with tiled splash backs.

THE GREAT OUTDOORS

Heading outside, the garden enjoys a rare open rear aspect, with distant views across the valley. Enclosed with timber panelled fencing, the garden is mainly laid to lawn with raised beds, rear access gate and timber shed. The raised decking is the perfect space to enjoy the summer sun.

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 1RF

What3Words : ///bossy.beefed.treaty

VIRTUAL TOUR

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

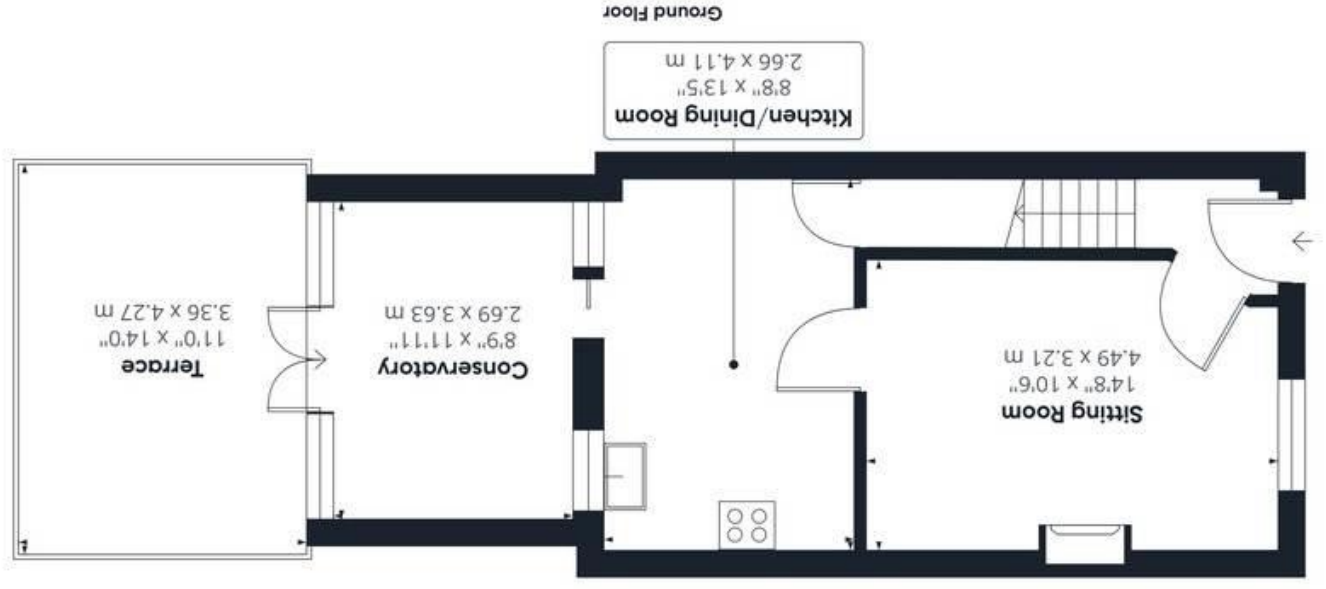
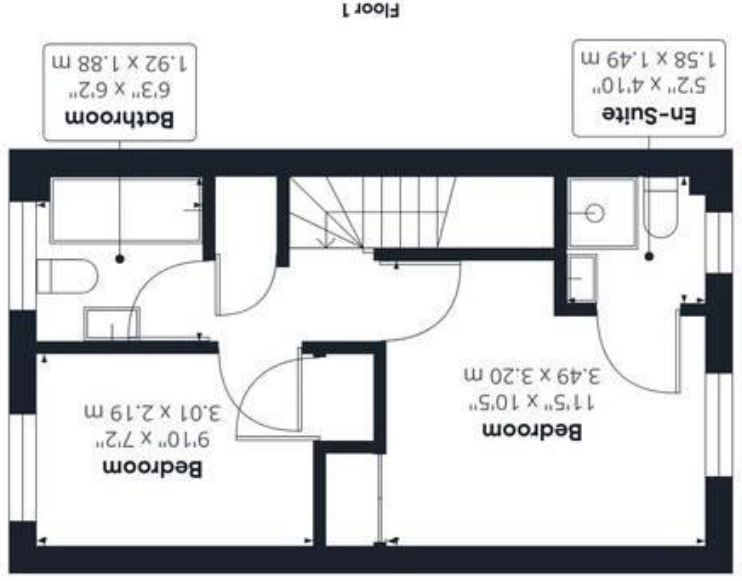
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Price:



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GIRAFFE 360

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(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 723.43 ft²
 67.21 m²