

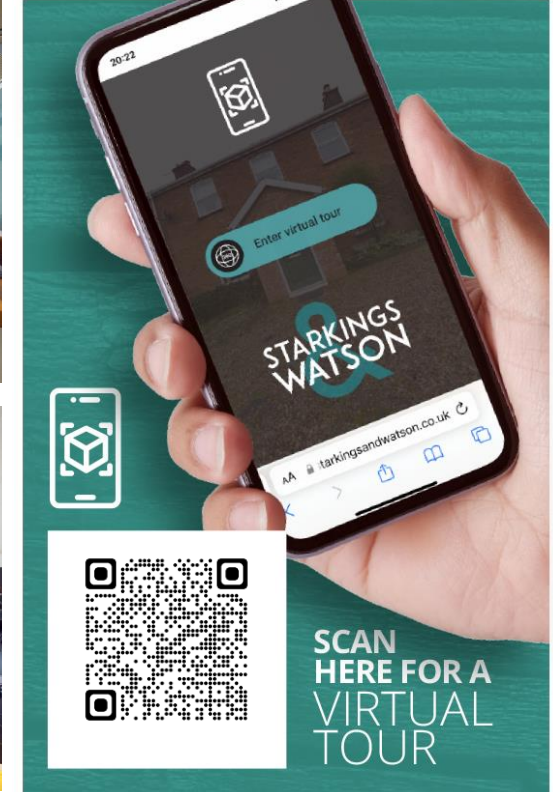
SEWELLS CLOSE

# Newton Flotman, Norwich NR15 1PX

Freehold | Energy Efficiency Rating : A

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

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# STARKINGS & WATSON

- Detached & Extended Bungalow
- 16' Sitting Room
- 23' Kitchen/Dining Room
- Three Bedrooms
- Large Composite Terrace
- Ample Off Road Parking & Garage
- Enclosed & Manicured Rear Garden
- Energy Efficiency Rating : A

#### IN SUMMARY

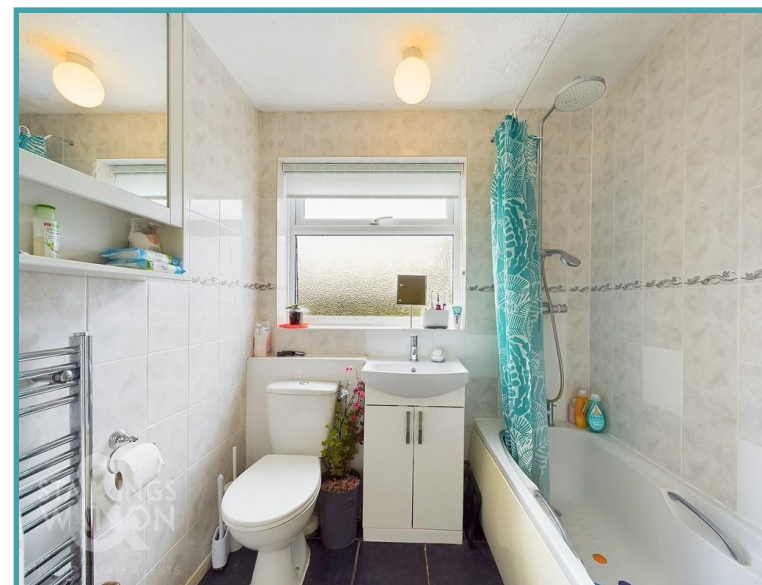
This RECENTLY MODERNISED, EXTENDED and DETACHED bungalow is pleasantly situated towards the end of a QUIET CUL-DE-SAC in this very desirable village. The property is warmed with a gas combination boiler and has had many alterations to add to its 'A Rated' energy efficiency including; full owned SOLAR PANELS, NEW WINDOWS in 2022 and a NEW ROOF in 2021 plus an extended KITCHEN/DINING room with INTEGRATED COOKING APPLIANCES. The rest of this spacious accommodation, measuring over 800 SQ. FT (stms) also features a spacious SITTING ROOM, THREE BEDROOMS and three piece FAMILY BATHROOM. Externally, there is a newly fitted COMPOSITE SUN TERRACE, perfect for basking in the summer sun or dining alfresco. There is AMPLE OFF ROAD PARKING leading to the detached BRICK GARAGE with an ENCLOSED and PRIVATE rear SOUTH FACING GARDEN.

#### SETTING THE SCENE

Heading up this quiet cul-de-sac the property is set back from the road with a pleasant lawn from garden and tandem concrete driveway leading to the side access door as well as gated access leading to the rear garden.

#### THE GRAND TOUR

Stepping inside you will be met with a bright and crisp decor throughout, wood effect flooring to the hallway leads you in a T-shape to every room in the property while offering additional integrated storage and a radiator for warmth. To your left, is the dual aspect sitting room with chimney breast hosting a gas fireplace with decorative surround, mantle and hearth. This well-proportioned space offers versatility in lay out of soft furnishings whilst being flooded in natural light courtesy of the newly installed windows. Adjacent to this room is the impressively extended kitchen/dining room. Running parallel with one another, are the wood effect work surfaces set within a range of wall and base mounted storage. To your left, under the worktops, is an integrated oven with space and plumbing for both a dishwasher and washing machine plus an inset ceramic sink with mixer tap. Opposite this is the second worktop which has an integrated induction hob with extraction above. Continuing across the tiled flooring you will enter the dining room with uPVC double glazed windows overlooking the rear garden, uPVC French doors to the patio/terrace as well as the skylight windows set within the vaulted ceilings of this extended living space. Heading further down the hallway and turning right you will find the three piece family bathroom formed of the bathtub, WC and ceramic wash basin with vanity storage all set upon tiled flooring, with a heated towel rail and frosted glass window to the rear. To the rear of the property you can also find the second double bedroom, with a rear aspect overlooking the garden with Karndean



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wood effect flooring, radiator all with lots of additional space for soft furnishings and additional storage. Heading to the very front of the property sits the largest of the three bedrooms, with the same Karndean wood effect flooring, newly fitted uPVC double glazed window and a radiator creating a brilliant main bedroom space. Sitting between the two bedrooms sits the third bedroom. This versatile room could function with both a single or double bed inside, lends itself to a nursery or even a home office with radiator, Karndean wood effect flooring and window to side.

### THE GREAT OUTDOORS

Exiting via the French doors in the dining area you will find yourself stood upon the newly fitted composite patio/terrace area. The rest of the garden is predominantly laid to lawn with timber fence surround. There is a wood chip children's play space and shingle standing for an external shed. There is access into the garage via a personal door plus iron gate separating the front and rear garden spaces.

### 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, and a regular bus link to Norwich, Long Stratton and Diss.

### FIND US

Postcode : NR15 1PX

What3Words : ///longer.lance.rephrase

### 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:



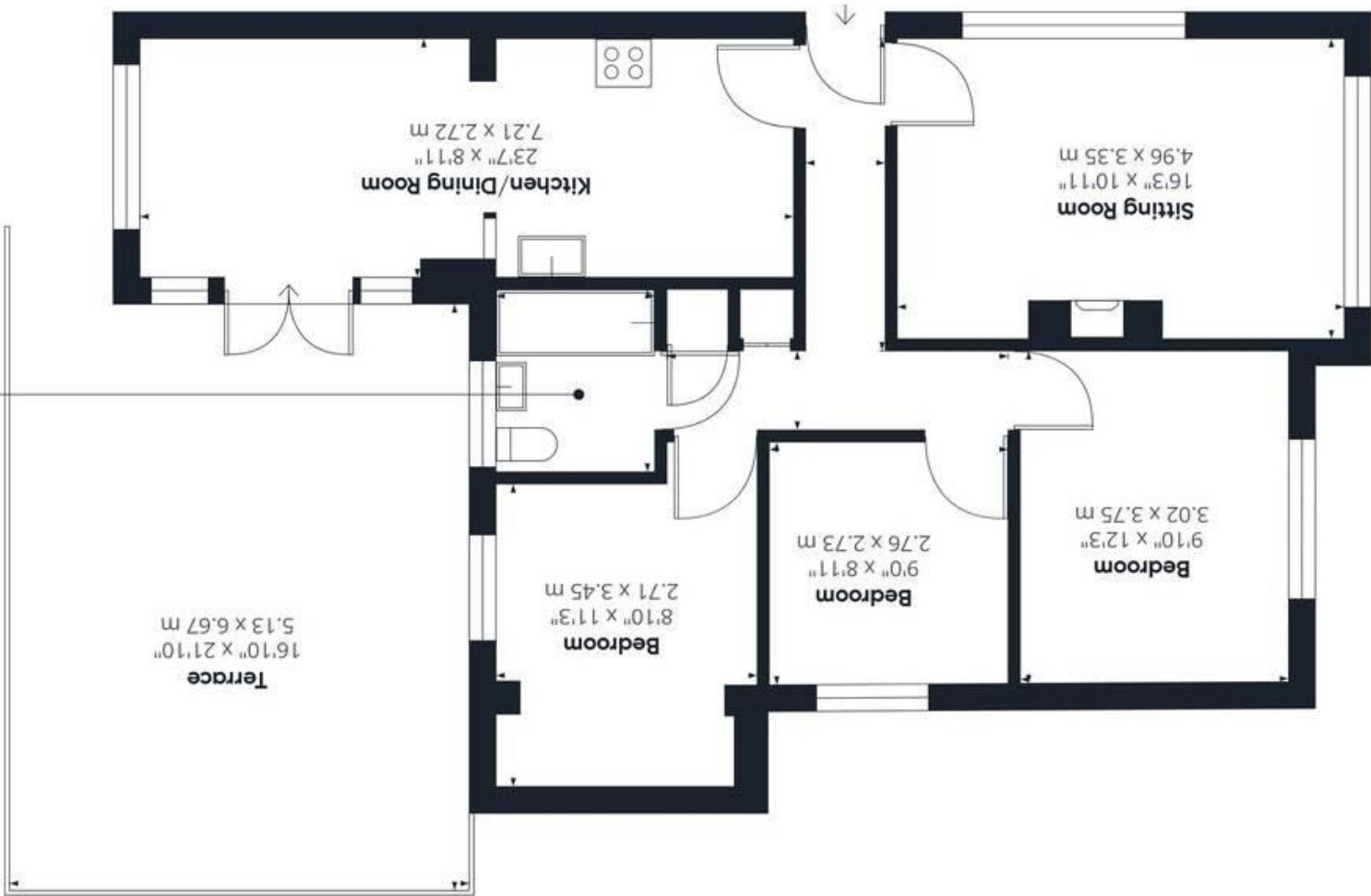
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GIRAFFE 360

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<sup>m</sup>

812.21 ft<sup>2</sup>  
75.46 m<sup>2</sup>

Bathroom

5'4" x 6'8"  
1.64 x 2.05 m