

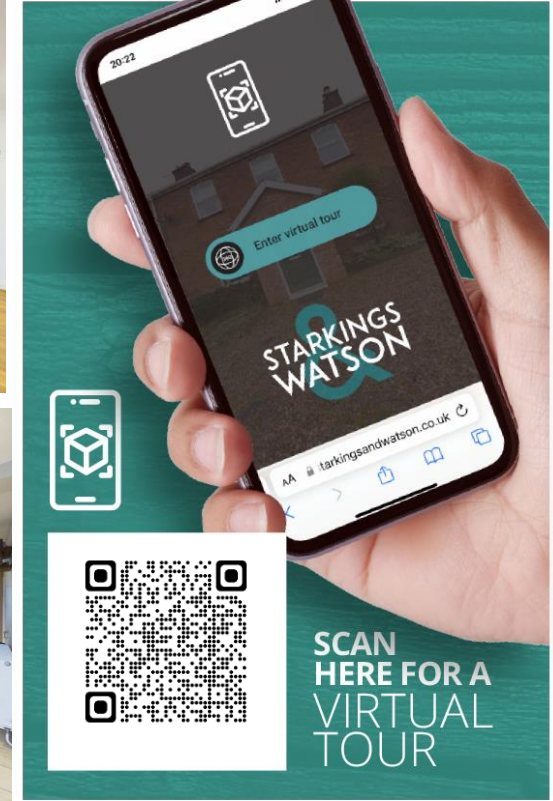
ST. MARYS CLOSE

Newton Flotman, Norwich NR15 1AH

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

- Large Extended Family Home
- Sweeping Corner Plot with Private Gardens
- Dual Aspect Sitting Room with Wood Burner
- Kitchen/Dining Room with Space for Island
- Ground Floor Study & Play Room
- Four First Floor Bedrooms
- En-Suite, Cloakroom & Family Bathroom
- Driveway & External Storage

IN SUMMARY

This EXTENDED and MODERNISED detached chalet style home extends to over 1620 Sq. ft (stms) with a HIGHLY FLEXIBLE INTERIOR, with FOUR FIRST FLOOR BEDROOMS and potential for a further TWO BEDROOMS on the ground floor. Occupying a SWEEPING CORNER PLOT with extensive gardens, there is also ample parking to front and useful container STORAGE in the garden. Created for MODERN FAMILY LIVING, a 20' SITTING ROOM is the perfect space to enjoy time together, with a central WOOD BURNER. The 18' KITCHEN/DINING ROOM allows for entertaining with a useful utility/conservatory space, whilst a study/family room, play/bedroom and W.C complete the downstairs. The LIGHT and WELCOMING HALL ENTRANCE lead to the landing, with FOUR BEDROOMS leading off, including the main bedroom with EN SUITE, and further FAMILY BATHROOM.

SETTING THE SCENE

Slightly elevated from the road and sitting on a sweeping corner plot, hedging encloses the front

boundary with a large shingle driveway and front lawn. Gated access leads to the rear, with steps taking you to the front entrance porch and hall.

THE GRAND TOUR

Of uPVC construction, the front porch offers useful storage, whilst leading into the main entrance hall - ideal for meet and greets, complete with wood flooring and attractive painted and carpeted stairs which create a standout feature as you enter the property. A useful storage cupboard can be found straight ahead, with the main living space to one side, and potential bedrooms opposite. The main sitting room is the hub of the home, given its size and proportions. With wood flooring underfoot for ease of maintenance, dual aspect windows face to front, coupled with French doors to rear. The central wood burner sits under a solid wood beam, ideal for warm cosy nights in front of the fire. The utility/conservatory space offers multiple uses, with further French doors to the garden. Heading in the kitchen, this well-kept space is a further good sized room, with ample storage, and integrate cooking appliances. Space is provided for further white goods, along with potential for a central island, table or both. Back into the hall, the two further reception rooms lead off, one a study/family room and the other a play/bedroom - both offering bedroom potential, whilst being finished with wood flooring. The W.C sits in the middle, with a modernised two piece suite, and built-in storage under the hand wash basin. Upstairs, the carpeted landing is split into two sections and offers built-in storage. All the bedrooms



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are carpeted, light and bright, finished with windows or velux windows. The main bedroom sits to the rear, with space for a dressing table or wardrobe to be built-in, and a door to the en suite shower room including tiled splash backs and flooring. The family bathroom is a modernised room, with a shower bath, heated towel rail and storage under the sink.

THE GREAT OUTDOORS

An expansive lawned garden can be found to the rear, with enclosed timber fenced boundaries, and a raised timber decked seating area. The gardens sweep around to the side, with gated access to front and a useful sectional container style storage building, along with a timber shed.

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 1AH

What3Words : ///livid.crowns.spared

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.

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
1622.35 ft²
150.72 m²
Reduced bedroom
70.93 ft²
6.59 m²

