

ALAN AVENUE

# Newton Flotman, Norwich NR15 1PY

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app interface. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.



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# STARKINGS & WATSON

- No Chain!
- Immaculate Mid-Terrace Home
- Hall Entrance with W.C
- Kitchen/Dining Room with Patio Doors
- Three Bedrooms
- Family Bathroom & En Suite
- Enclosed Landscaped Garden
- Garage & Driveway

### IN SUMMARY

NO CHAIN. This IMMACULATE and WELL KEPT mid-terrace home occupies a PROMINENT POSITION overlooking GREEN SPACE, with a MODERNISED and CONTEMPORARY INTERIOR. With some 728 Sq. ft (stms) of internal accommodation, the property enjoys an enclosed GARDEN, terraced with a PATIO, lawn and shingled areas. REAR ACCESS leads to a GARAGE and DRIVEWAY. The internal accommodation is finished with DOUBLE GLAZING and gas fired central heating, whilst including a HALL ENTRANCE, cloakroom, SITTING ROOM and KITCHEN/DINING ROOM with patio doors to rear. Upstairs, the THREE BEDROOMS lead off the landing, with an EN SUITE shower room and family bathroom, both with CONTEMPORARY TILING and CONTRASTING GROUT, and a RAINFALL SHOWER in the main bathroom.

### SETTING THE SCENE

The property sits in the middle of a terrace row, with a brick facade, adjoined by two stone fronted properties. Overlooking green space, the position is

perfect for a family, or those seeking a position which offers easy access to the A140. Parking can be found at the end of the row, with a driveway and garage.

### GRAND TOUR

The front entrance door leads to a neutrally decorated entrance hall, with space for coats and shoes, and doors leading to both the sitting room and W.C. The W.C offers a white two piece suite, storage under the sink and attractive tiled splash backs. The sitting room offers a warm and inviting feel, with views over the green space, stairs to the first floor landing and useful storage built-in underneath. A single door takes you into the kitchen/dining room - stretching across the rear of the property, with a contemporary range of wall and base level units, wood work surfaces, contrasting tiled splash backs, gas hob, electric double oven and space for general white goods. Wood effect flooring runs underfoot, with space for a dining table, whilst patio doors take you to the garden. Heading upstairs, three bedrooms lead off the landing, with built-in wardrobes to two rooms. The main bedroom enjoys an en suite shower room - complete with storage under the sink, contrasting tiled splash backs and a window to front. The family bathroom is tiled around the sink and bath, with a rainfall shower and glazed shower screen over the bath.

### THE GREAT OUTDOORS

The rear garden has been landscaped into three clear sections, whilst being fenced to all sides, and finished with various mature planting in symmetrical beds.



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The kitchen patio doors take you to a patio area with an outside water supply. Steps lead to a lawn, with a further shingled area and timber shed, whilst a rear gate takes you to the driveway and garage.

#### 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 1PY

What3Words : ///bleak.dock.hiring

#### 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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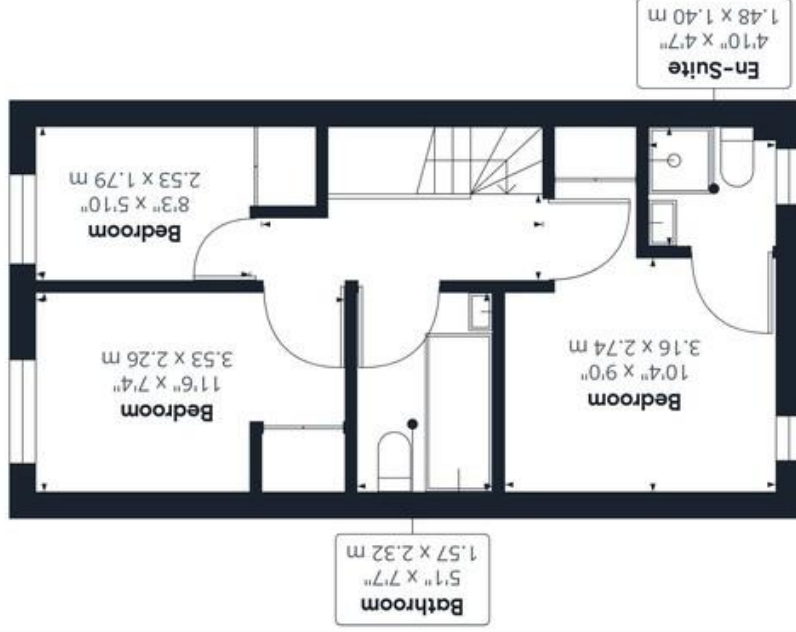
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GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
 728.2 ft<sup>2</sup>  
 67.65 m<sup>2</sup>

Floor 1



Ground Floor

