

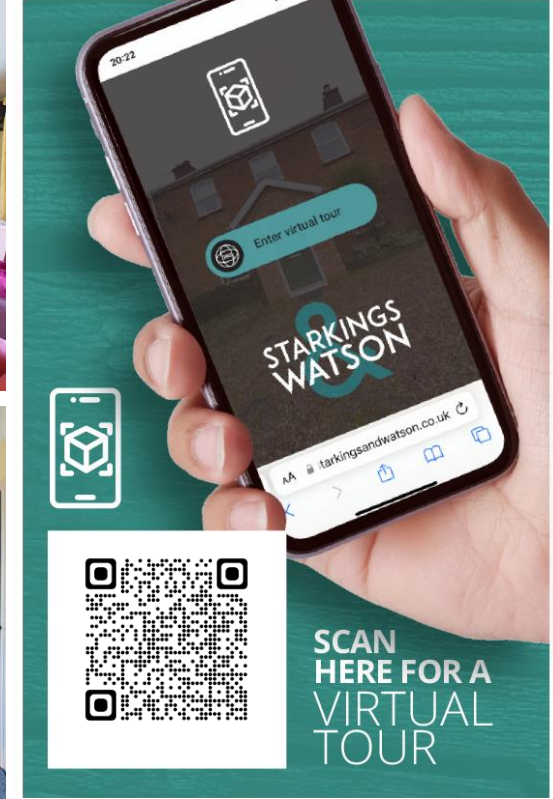
ST. MARYS CLOSE

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

- No Chain!
- Detached Bungalow with Potential
- South Facing Garden
- Garage & Driveway
- Sitting Room with Picture Window
- Fitted Kitchen
- Three Bedrooms
- Shower Room

IN SUMMARY

NO CHAIN. This DETACHED BUNGALOW enjoys a cul-de-sac setting with fantastic sized SOUTH FACING GARDENS. With just over 900 Sq. ft (stms) of accommodation, the bungalow is tucked away with a MATURE FRONTAGE, off road parking and a GARAGE. Heading inside a hall entrance offers three STORAGE cupboards, with doors to the 15' SITTING ROOM with a PICTURE WINDOW to front and feature fire place, 12' KITCHEN, shower room and THREE BEDROOMS - one includes FRENCH DOORS onto the garden and has also been used as a DINING ROOM. Outside, the rear garden is WELL STOCKED and packed full of greenery, whilst offering various sheds for storage.

SETTING THE SCENE

Set back from the road behind a low level brick wall, planted borders can be found to front, with various trees and shrubbery. A driveway runs adjacent to some low level hedging, with access to the garage, and a pathway to the front door. Access can be found to the side which leads to the rear.

THE GRAND TOUR

The uPVC double glazed front door leads to a hall entrance with wood flooring. Three cupboards are built-in, whilst the loft access hatch is above. The main living space is to your right and centred on a feature fire place, with fitted carpet and uPVC double glazed picture window to front. The kitchen is beyond, with a range of wall and base level units, including an inset gas hob and built-in eye level electric double oven. The gas fired central heating boiler is wall mounted to one corner, with space for a washing machine. A window and door face onto the rear garden. Back into the hall, the shower room is fully tiled and finished with a three piece suite, including storage under the sink and a shower cubicle with a thermostatically controlled shower. Three bedrooms lead off the hall, all finished with fitted carpet, and the second which faces to the rear including French doors, creating an ideal second reception room.

THE GREAT OUTDOORS

A rear patio stretches across the rear of the bungalow with timber fenced boundaries running to both sides. Planted borders and various mature beds offer a green and leafy back drop, with the main garden laid to lawn. Sheds offer a variety of storage, along with a greenhouse. Access leads to the adjoining garage, with an up and over door to front, power and lighting.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



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 1AH

What3Words : ///accent.respond.dividers

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^m
907.87 ft²
84.34 m²

