

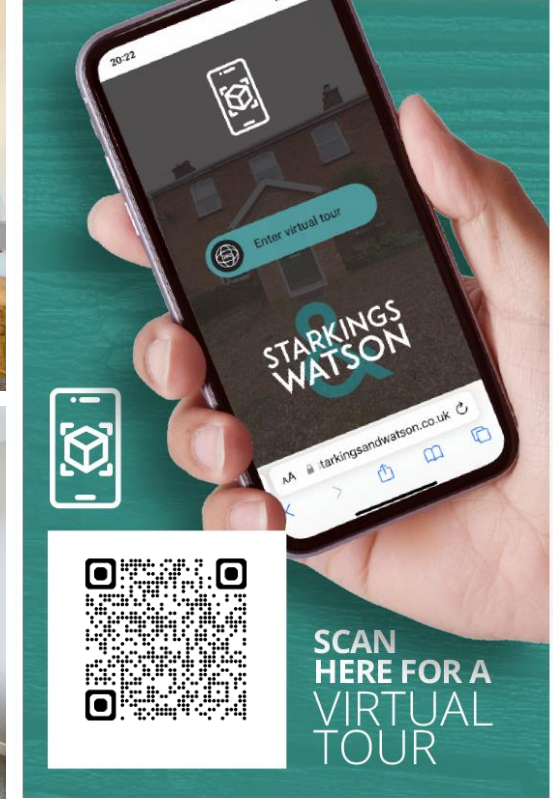
JOY AVENUE

Newton Flotman, Norwich NR15 1RD

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



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- Detached Family Home
- Living Accommodation Over 1000 Sq. ft (stms)
- 19' Open Sitting/Dining Room
- Home Office/Study
- Three Double Bedrooms
- Enclosed Rear Garden
- Driveway & Garage
-

IN SUMMARY

This DETACHED FAMILY HOME is pleasantly situated on this popular development, a well-proportioned property reaching just over 1000 Sq. Ft (stms) in total. With an OPEN PLAN living space featuring a 19' SITTING/DINING ROOM on the ground floor, the accommodation continues with a kitchen, UTILITY ROOM and garage conversion - creating a separate HOME OFFICE/STUDY space. The first floor gives way to THREE DOUBLE BEDROOMS as well as the FAMILY BATHROOM, whilst externally you can enjoy a PRIVATE and ENCLOSED rear garden as well as ample OFF ROAD PARKING.

SETTING THE SCENE

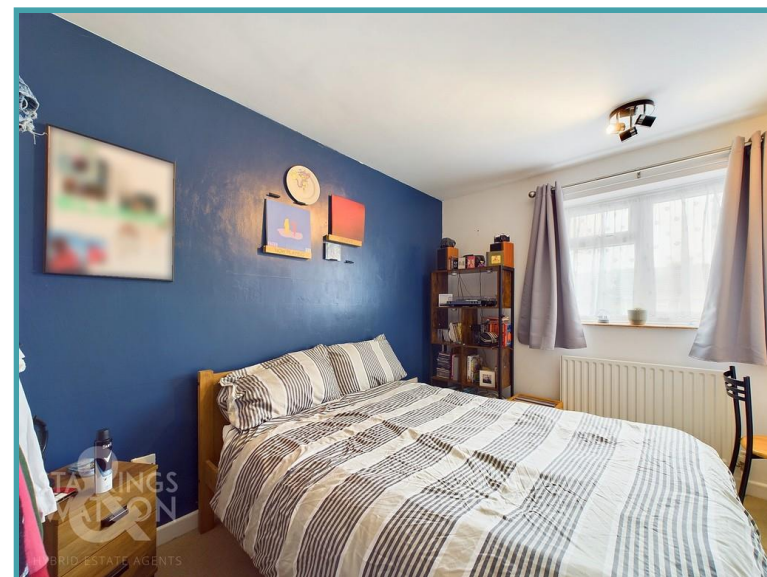
The property can be found set behind a low level brick wall with grass frontage and shingle driveway for multiple vehicles giving access to the garage and front door set underneath a pitched and tiled awning.

THE GRAND TOUR

Stepping inside, the central hallway gives access to all living space on the ground floor, stairs to the first floor and under the stair storage. Immediately to your right is the cloakroom with tiled flooring whilst further down the hallway you can find the kitchen with a wide range of wall and base mounted storage, integrated double oven and four ring gas hob with extraction above plus plumbing for a dishwasher and space for a fridge. To your left from here is the utility room with additional storage and plumbing for the washing machine and a door to the rear garden which will also lead you through to the garage conversion creating the ideal home office/study. The first floor landing gives you access to all three bedrooms as well as the four piece family bathroom featuring a bathtub and corner shower unit. The smaller of the three bedrooms is also located at the back of the property, a double bedroom with carpeted flooring and uPVC double glazed window. The second bedroom comes with a front facing aspect and extra storage nook whilst the largest bedroom also has a front facing aspect with additional space for additional storage.

THE GREAT OUTDOORS

The immediate rear garden hosts a flag stone patio seating area which leads to the rest of the rear garden which is laid to lawn with timber fence surround and planting border surrounds with a rear shingle seating area.



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

FIND US

Postcode : NR15 1RD

What3Words : ///pounces.producing.twisting

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
 1084.73 ft²
 100.77 m²



Floor 1



Ground Floor

