

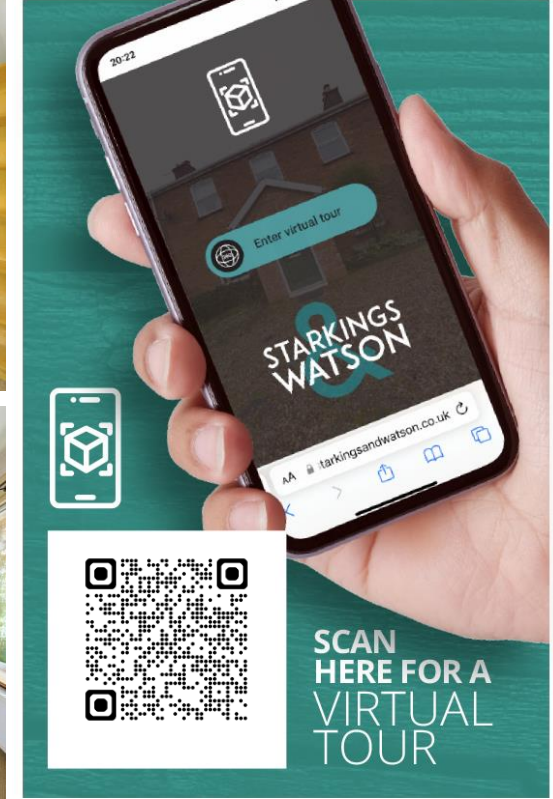
# GREENWAYS CLOSE

## Flordon, Norwich NR15 1QP

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Rural Cul-De-Sac Location
- Detached Bungalow with Gated Driveway
- Potential to Update & Modernise
- Two Reception Rooms
- Kitchen & Separate Utility Room
- Three Double Bedrooms
- Family Bathroom & En Suite
- Private Gardens, Two Driveways & Garage

#### IN SUMMARY

NO CHAIN. With POTENTIAL to UPDATE and MODERNISE, the 1145 Sq. ft (stms) detached BUNGALOW enjoys a rural village setting, with a GATED DRIVEWAY, and rear DRIVE leading to the GARAGE. The accommodation starts with a LARGE HALL ENTRANCE and storage, leading to the 20' SITTING ROOM with a picture window to front. Double doors lead to the DINING ROOM with FRENCH DOORS to the garden, and a door to the KITCHEN with separate UTILITY ROOM. The BEDROOM ACCOMMODATION includes THREE DOUBLES, with the main bedroom enjoying an EN SUITE, and the rest using the family bathroom. The GARDENS form part of the 0.18 ACRE PLOT (stms), with a wealth of planting in place and ready for taming.

#### SETTING THE SCENE

Occupying a corner plot position, a timber five bar gate leads to a shingle frontage with a wide array of mature planting, ample parking space and access to the rear garden. A further driveway can be found to the rear of the property, with a further timber five bar

gate leading to a hard standing parking area and the detached garage.

#### THE GRAND TOUR

Heading inside, you step into a hall entrance with fitted carpet underfoot, loft access hatch above and use of a built-in double cloaks storage cupboard. Leading off to your left is the main sitting room with a range of built-in storage and a large picture window to enjoy the garden views. Opposite, double doors take you into the formal dining room, which includes fitted carpet underfoot and uPVC double glazed French doors to the rear garden. The kitchen sits adjacent in a galley style, including a range of wall and base level units with an inset electric hob and built-in eye level electric double oven. Tiled splash backs and flooring can be found with space for general white goods and a useful utility room, which leads off, including the floor standing oil fired central heating boiler and space for laundry appliances. Back into the hall entrance, the three double bedrooms lead off with various built-in storage, including the main bedroom with an en suite shower room with its three piece suite and tiled splash backs. The family bathroom completes the property with storage under the sink and further tiled splash backs.

#### THE GREAT OUTDOORS

A huge array of mature planting can be found, now requiring some works to control all that is on offer. A large patio area extends and is ready for entertaining and alfresco dining. With a footpath leading to the rear driveway and garage, the garden leads to various



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tucked away spaces, with the garage itself offering storage with an up and over door front.

#### OUT & ABOUT

The popular village of Flordon is approximately seven miles south of Norwich on the main A140. The village benefits from a good range of facilities with a regular bus services to Norwich, Long Stratton and Diss, with various nature walks too. Mulbarton & Newton Flotman are both approx. 2 miles away, which host a supermarket, doctors surgery, schools and a public house.

#### FIND US

Postcode : NR15 1QP

What3Words : ///loaders.dries.jigsaw

#### 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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
1 145.28 ft<sup>2</sup>  
106.4 m<sup>2</sup>

