



Foulser Close, Norwich - NR6 7FF

**STARKINGS
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HYBRID ESTATE AGENTS



Foulser Close

Norwich

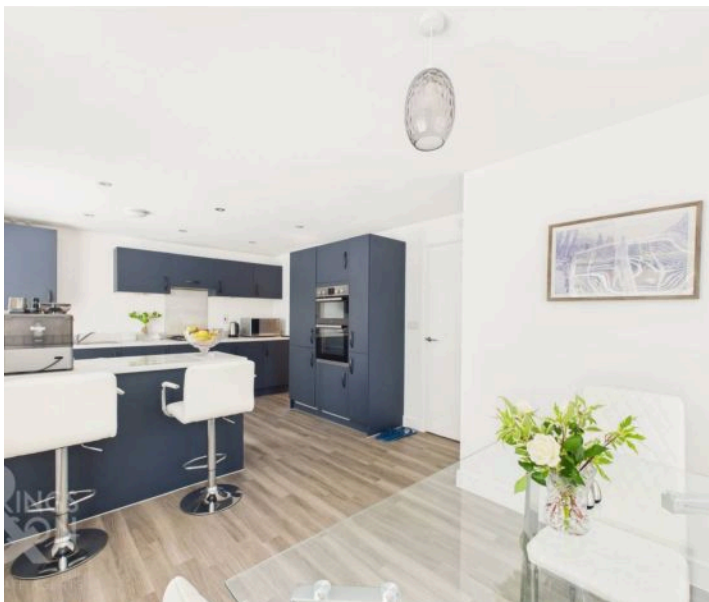
Set down a PRIVATE DRIVE this DETACHED HOUSE occupies a CORNER PLOT and is presented in FLAWLESS SHOW HOME CONDITION throughout. The ground floor offers large DUAL ASPECT LIVING SPACES in the form of a 19' SITTING ROOM with FRENCH DOORS opening into the garden and a 19' OPEN PLAN kitchen/dining room with UPGRADED FEATURES and INTEGRATED APPLIANCES flowing freely into a separate UTILITY ROOM. The first floor landing gives way to FOUR DOUBLE BEDROOMS all having use of the FAMILY BATHROOM, EN-SUITE and ground floor WC. The rear garden is equally well presented being FULLY ENCLOSED with a TANDEM DRIVEWAY taking you towards the GARAGE at the rear of the home.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Detached House Occupying A Corner Plot
- Set Down A Private Drive With Tree Lined Backing
- Flawless Show Home Condition Throughout
- Dual Aspect Living Spaces
- Upgraded Kitchen/Dining Room With Integrated Appliances
- Four Double Bedrooms
- Upgraded Bathroom, En-Suite & WC
- Private Garden, Tandem Driveway & Garage



Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by as well as the Broadland Northway.

SETTING THE SCENE

The property is set back in a private section of this popular development on a private drive with tree lined backing. An attractive yet low maintenance frontage is well maintained with low level planting borders while the driveway emerges on the adjacent side of the home in the form of a tandem brick weave driveway taking you towards the garage and side access gate for the garden and utility room.

THE GRAND TOUR

Once inside you are first met with a large and welcoming entrance lobby presented in immaculate condition similarly to the rest of the home with all carpeted flooring laid underfoot giving access to all accommodation on the ground floor as well as stairs. For the first floor handy under stair, storage cupboard, meter cupboard and two piece WC finished with low level radiator. Immediately to your right the dual aspect 19' sitting room emerges again with all carpeted flooring and large uPVC double glaze windows allowing natural light to flood the room with double glazed French doors taking you into the rear garden, patio and lawn beyond. The large conventional size and layout of this room allows for a potential choice of soft furnishings. The opposite side of the property is occupied by a stunning and fully upgraded kitchen again occupying a dual facing aspect with tree lined views out of every window.



The all hard wearing wooden effect flooring emerges initially to the left leaving space for a formal dining room whilst the high quality kitchen emerges to your right complete with a wide range of wall and base mounted storage units which in turn give way to multiple integrated appliances including dual eye level ovens, fridge/freezer, hob with extraction above and dishwasher with utility room coming off from the side offering further storage with washing machine integrated and door to the garage.

The first floor landing splits in both directions to offer access into all four of the bedrooms with handy built in storage cupboards to the left and three piece bathroom suite immediately in front with all upgraded high quality tiling, wall mounted shower and glass screen over the bathroom. The two smaller bedrooms within the property sit towards the front of the home, both of which could easily accommodate a double bed with the slightly larger having a dual facing aspect with all carpeted flooring whilst the slightly smaller currently serves as a study space with front facing uPVC double glazed windows and radiator mounted below. The two larger bedrooms sit towards the rear of the home again the third, the second room with tree lined views out of the window over the green beyond and the large main bedroom with more than enough space for a large double bed with additional storage solutions whilst benefiting from the addition of an upgraded en-suite shower room complete with all full tiled sink, surround, wall mounted radiator and wooden effect flooring.

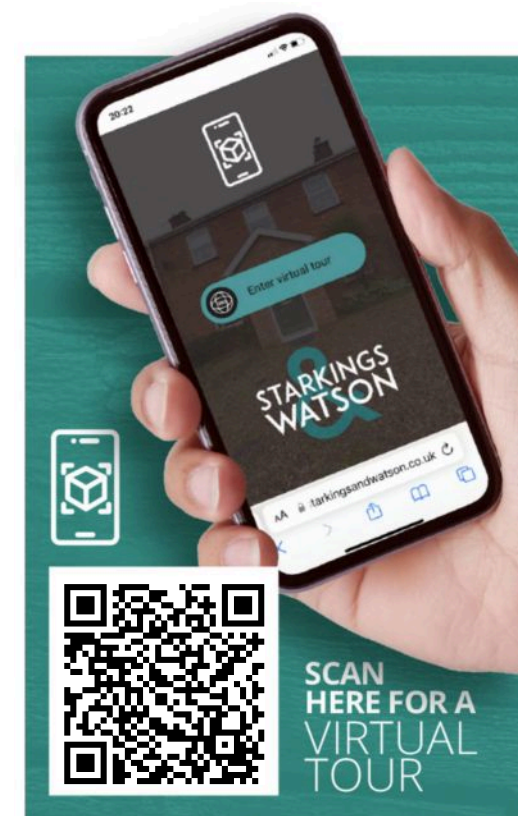
FIND US

Postcode : NR6 7FF

What3Words : ///fines.darker.steer

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



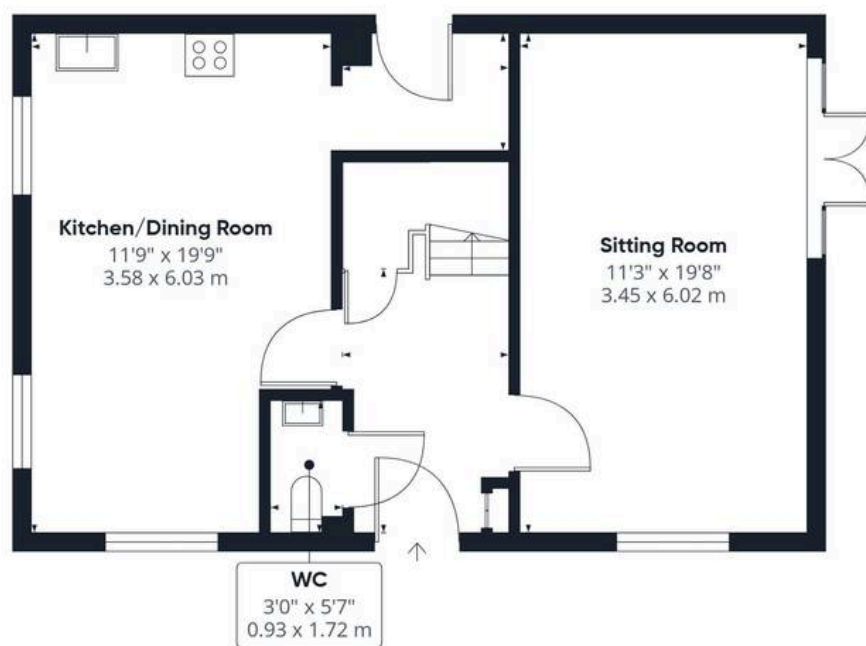




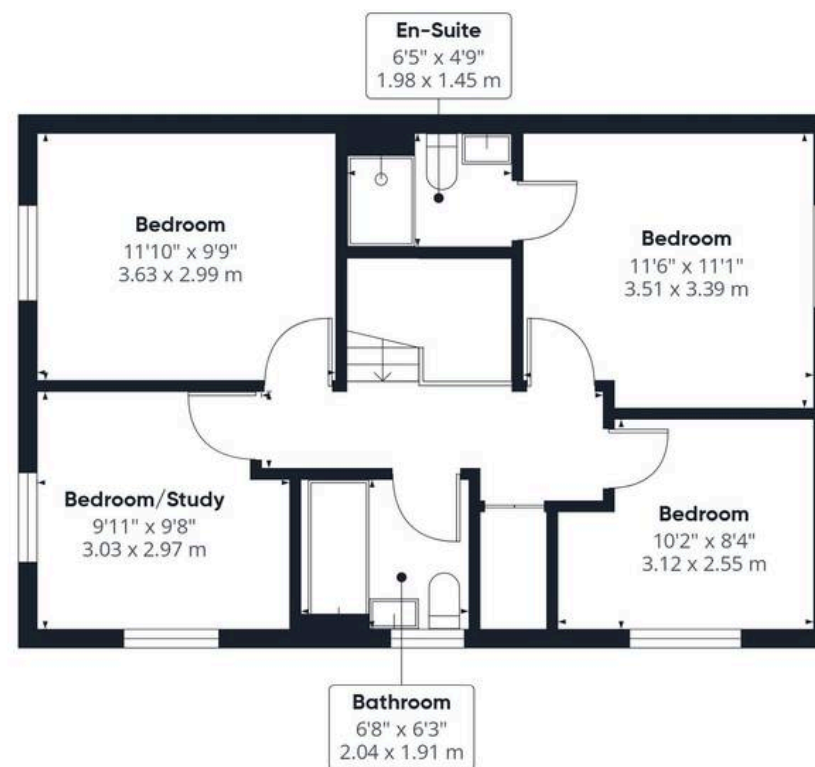
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with a mixture of timber fencing and brick walls. An open lawn space emerges with potential for colourful planting borders around the outskirts, personal access door into the larger than average garage and swinging timber gates taking you directly onto the driveway.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
1148 ft²
106.6 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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