



Flordon Road, Newton Flotman - NR15 1QX

STARKINGS
&
WATSON

HYBRID ESTATE AGENTS



Flordon Road

Newton Flotman, Norwich

NO CHAIN. This spacious DETACHED FAMILY HOME is ideally located close to the A140, providing excellent LINKS to the CITY CENTRE and surrounding amenities. The property features a WELCOMING HALL ENTRANCE leading to a generous 15' SITTING ROOM, perfect for relaxing or entertaining. The well-proportioned 15' KITCHEN is complemented by an adjacent DINING ROOM, which benefits from PATIO DOORS opening directly to the REAR GARDEN, allowing for seamless indoor-outdoor living. The ground floor also includes a convenient SHOWER ROOM, while upstairs, FOUR WELL-SIZED BEDROOMS are served by a FAMILY BATHROOM and separate W.C. The INTEGRAL GARAGE offers CONVERSION POTENTIAL (stp), providing secure parking and ADDITIONAL STORAGE, making this home ideal for growing families or those seeking versatile living space. The REAR GARDEN is fully enclosed by timber panel fencing, ensuring privacy and security, and features a FULL-WIDTH PATIO that extends across the back of the property. Steps from the dining room lead down to this inviting outdoor area and lawned expanse.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

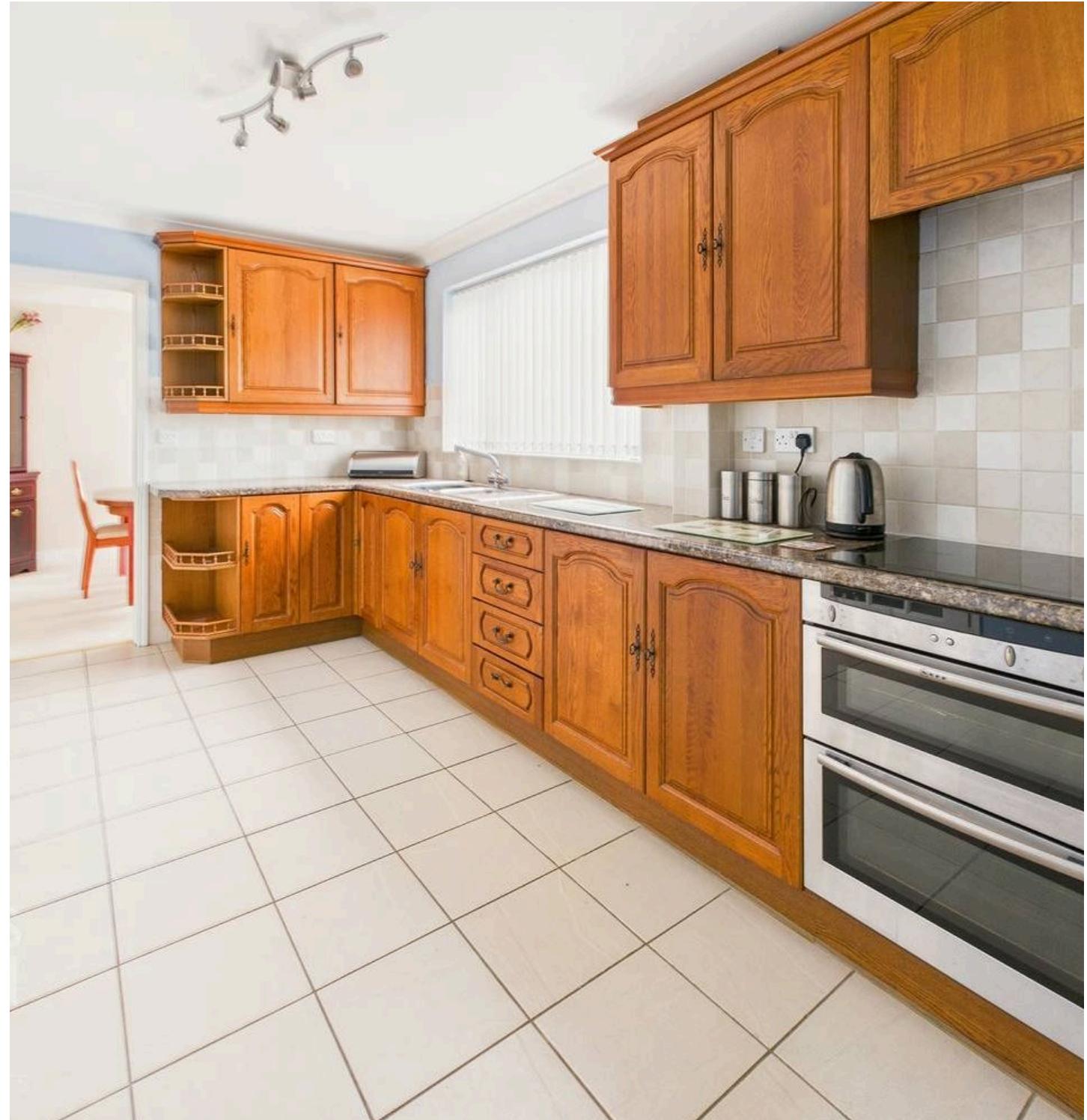
EPC Environmental Impact Rating: E

- No Chain!
- Close to A140 with Good Links to City Centre
- Detached Family Home with Integral Garage
- Hall Entrance with 15' Sitting Room
- 15' Kitchen & Adjacent Dining Room with Patio Doors
- Four Bedrooms
- Ground Floor Shower Room & First Floor Bathroom
- Enclosed Lawned Gardens & Full Width Patio

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

SETTING THE SCENE

Set behind a brick walled front boundary, a lawned garden offers an array of mature planting, with an adjacent brick-weave driveway ensuring plenty of off road parking for several vehicles, and access to the integral garage.



THE GRAND TOUR

The porch entrance is finished with fitted carpet with a door taking you to the main hall entrance, whilst stairs rise to the first landing, creating a useful storage space below. Door leads off to the formal sitting room - enjoying a large picture window to front and feature open fireplace with a tiled hearth, fitted carpet running under foot and opening taking you to the dining room. Sliding patio doors lead out to the rear garden, with a door taking you to the kitchen, providing an ideal family friendly flow. The kitchen offers an L-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset electric hob and built-in electric double oven with tiled splash-backs and space for a fridge freezer. Tiled flooring runs underfoot, with a door taking you to the hall entrance and a further door to the side lobby. The side lobby offers access to the integral garage with an access door to the garden, and a door to the ground floor shower room - finished with a white three piece suite including a corner shower cubicle and thermostatically controlled shower, with tiled walls, tiled flooring and heated towel rail.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The three original bedrooms include built-in wardrobes, with the extended bedroom offering potential for built-in wardrobes or free standing units.

Completing the property is a separate WC which is adjacent to the family bathroom, comprising a two piece suite with tiled splash-backs and a heated towel rail.

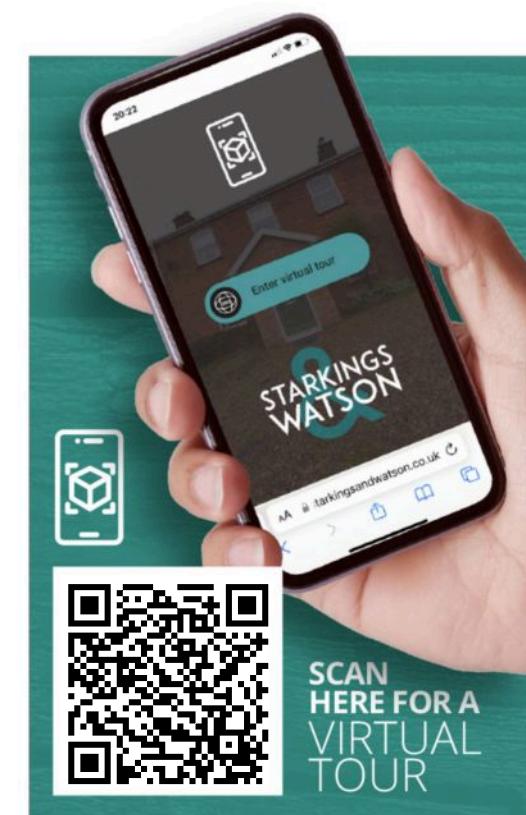
FIND US

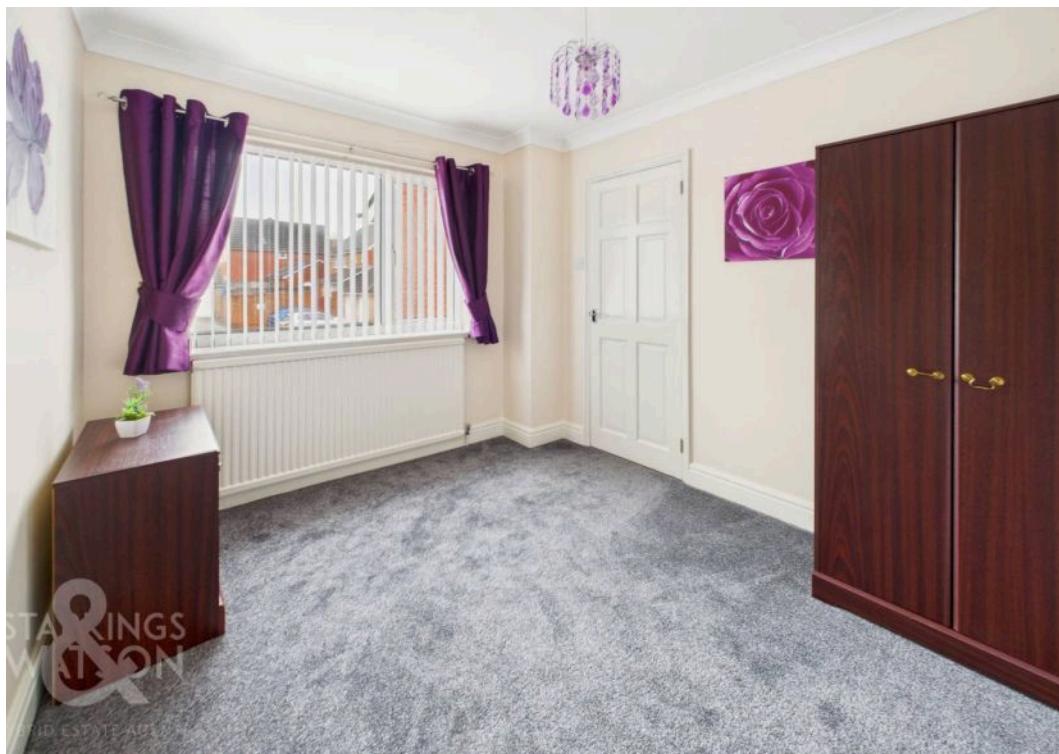
Postcode : NR15 1QX

What3Words : ///corporate.dish.overdone

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst offering a full width patio which runs across the rear of the property, where steps lead down from the dining room. Planted borders can be found to all sides, with a central lawned area and gated access leading into the front driveway. The integral garage is accessed via an internal door or electric roller door to front, with a side facing window, wall mounted gas fired central heating boiler, space for laundry appliances, built in storage cupboard, power and lighting.

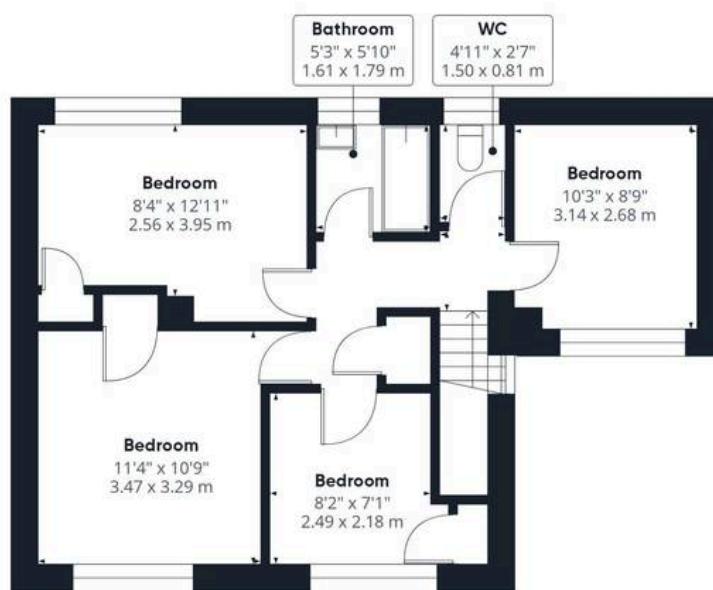




Approximate total area⁽¹⁾

1235 ft²
114.9 m²

Reduced headroom
13 ft²
1.2 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.