



St. Annes Road, Framingham Earl, Norwich

£1,450 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ Detached Family Home
- ✓ Porch and 12' Hall Entrance
- ✓ 22' Sitting Room with Patio Doors
- ✓ Dining Room & Cloakroom
- ✓ Modern Kitchen/Breakfast Room
- ✓ Four Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ South Facing Gardens & Double Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This DETACHED FAMILY HOME has been RECENTLY MODERNISED and REFURBISHED, whilst occupying a GENEROUS CORNER PLOT, with substantial gardens to front and rear. With OFF ROAD PARKING and a DOUBLE GARAGE, the property offers MATURE HEDGING offering PRIVACY, along with a WALLED SOUTH FACING REAR GARDEN. Finished with a MODERN DECOR and attractive WOOD EFFECT vinyl flooring to the ground floor, the property offers a PORCH ENTRANCE, cloakroom, 12' ENTRANCE HALL with potential as a STUDY AREA with built-in STORAGE, 22' SITTING ROOM with PATIO DOORS to rear, dining room, MODERN FITTED KITCHEN/BREAKFAST ROOM and utility room to the ground floor. A galleried landing leads to FOUR BEDROOMS, three of which are GOOD SIZED DOUBLES, with the 17' MASTER offering a NEWLY FITTED EN SUITE, and adjacent NEWLY FITTED FAMILY BATHROOM. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING.

LOCATION

Situated within the highly sought after South Norwich village of Framingham Earl, the village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich, shared with the neighbouring village of Poringland. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7TH), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first roundabout bear left onto Long Road, turning right onto St. Anne's Road, where the property can be

found on your left hand side, indicated by our To Let board. Occupying a pleasant corner plot, ample parking and access can be found leading to the double garage, with mature private lawned front gardens and gated access leading to the rear.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Wood effect flooring, radiator, telephone point, smooth covered ceiling, doors to:

CLOAKROOM

Modern white two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap, tiled splash backs, continued wood effect flooring, radiator, uPVC obscure double glazed window to side, electric fuse box, smooth covered ceiling.

ENTRANCE HALL

12' 8" x 9' 11" Max. (3.86m x 3.02m) Ideal as a study space with continued wood effect flooring, radiator, uPVC double glazed window to front, telephone point, stairs to first floor landing, built-in double cloaks storage cupboard, smooth covered ceiling, doors to:

SITTING ROOM

22' 9" x 13' 4" Max. (6.93m x 4.06m) Continued wood effect flooring, radiator, uPVC double glazed window to front, double glazed sliding patio doors to rear garden, television point, smooth covered ceiling, double doors to:

DINING ROOM

12' 4" x 10' 4" (3.76m x 3.15m) Continued wood effect flooring, radiator, uPVC double glazed window to rear, door to entrance hall, smooth covered ceiling.

KITCHEN/BREAKFAST ROOM

15' 7" x 9' 9" (4.75m x 2.97m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob with extractor fan, built-in eye level electric double oven, continued wood effect flooring, space for fridge freezer and dishwasher, uPVC double glazed windows to side and rear, space for table, radiator, smooth coved ceiling with recessed spot lights, door to:

UTILITY ROOM

7' 8" x 6' 9" (2.34m x 2.06m) Fitted range of wall and base level units with complementary rolled edge work surfaces, tiled splash backs, space for washing machine and tumble dryer, continued wood effect flooring, uPVC double glazed window and uPVC obscure double glazed door to side, built-in storage cupboard, wall mounted gas fired central heating boiler and timer controls, smooth coved ceiling with recessed spot lights.

STAIRS TO FIRST FLOOR GALLERIED LANDING

Fitted carpet, radiator, built-in airing cupboard housing hot water tank and storage shelving, smooth coved ceiling, doors to:

DOUBLE BEDROOM

11' 5" x 10' 7" Max. (3.48m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

DOUBLE BEDROOM

13' 6" x 11' 11" Max. (4.11m x 3.63m) Fitted carpet, radiator, uPVC double glazed window to rear x2, television point, smooth coved ceiling.

BEDROOM

9' 4" x 7' 9" (2.84m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth coved ceiling with loft access hatch.

DOUBLE BEDROOM

17' 1" x 12' 4" Max. (5.21m x 3.76m) Fitted carpet, radiator, uPVC double glazed window to side and rear, television and telephone points, smooth coved ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling with recessed spot lights and extractor fan.

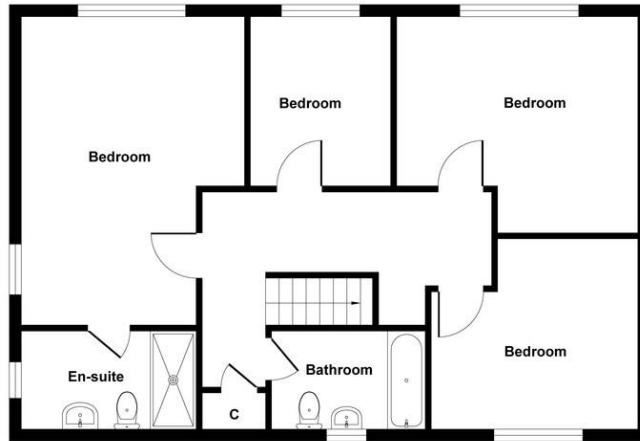
FAMILY BATHROOM

Modern white three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, vinyl flooring, heated towel rail, uPVC obscure double glazed window to front, smooth coved ceiling with recessed spot lights and extractor fan.

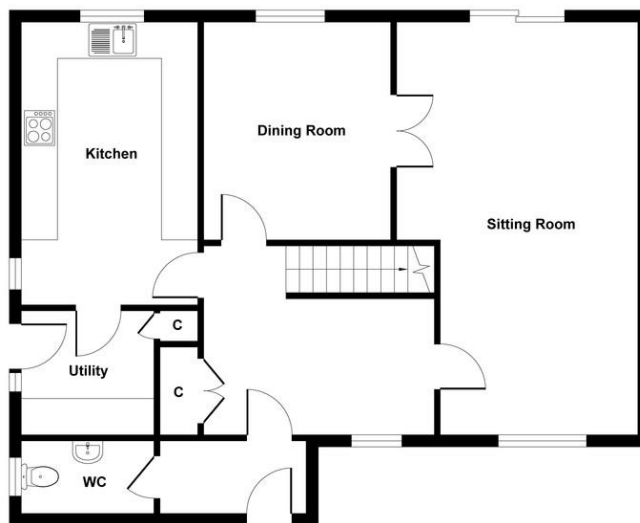
OUTSIDE REAR

The rear garden offers a generous private lawned garden with part walled boundaries, and mature hedged and fenced boundaries with trees offering shade and privacy. A patio extends benefiting from the south facing aspect, with a further guide to the side, with gated access to front.





First Floor
Approximate Floor Area
775 sq. ft

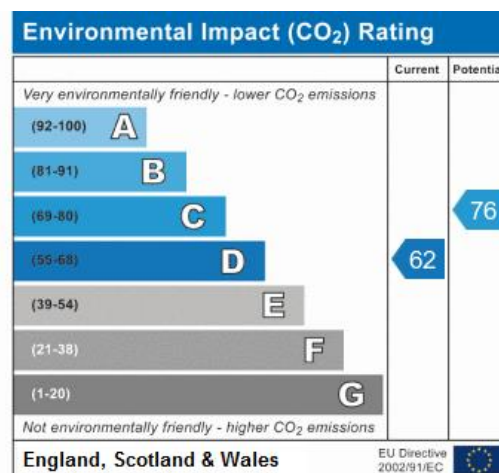
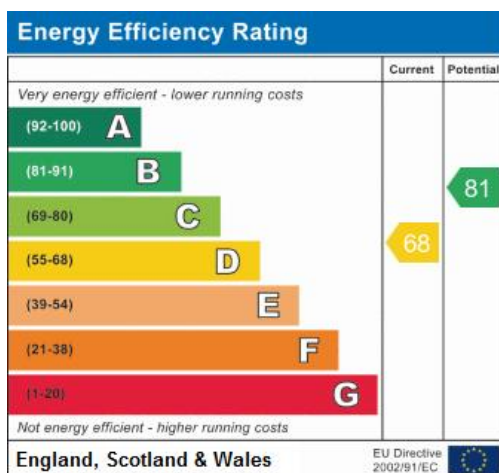


Ground Floor
Approximate Floor Area
843 sq. ft

STARKINGS
WATSON

Approx. Gross Internal Floor Area 1618 sq. ft

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



Centralised Hub: