

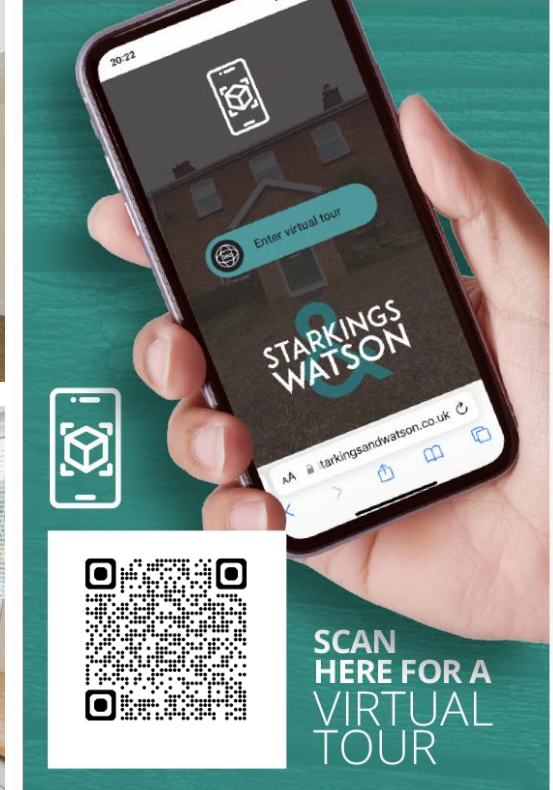
JOHN DREWRY CLOSE

Framingham Earl, Norwich NR14 7JB

Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY TO LET



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- Tucked Away Setting
- Mid-Terrace Home
- Parking & Garage to Rear
- Low Maintenance Gardens
- Sitting/Dining Room with Patio Doors
- Two Bedrooms
- Re-fitted Family Bathroom
- Newly Installed Central Heating Boiler

Situated in a TUCKED AWAY cul-de-sac setting, within WALKING DISTANCE to schooling and amenities, this SMART MID-TERRACE HOME offers a replacement CENTRAL HEATING BOILER, uPVC DOUBLE GLAZING and a neutral décor. With a DRIVEWAY and GARAGE to REAR, the garden is LOW MAINTENANCE and fully laid to patio. Once inside, a HALL ENTRANCE leads to the fitted kitchen and OPEN PLAN sitting/dining room with FRENCH DOORS to rear. To the first floor, TWO BEDROOMS can be found, along with the RE-FITTED CONTEMPORARY BATHROOM with attractive splash backs and SEPARATE SHOWER CUBICLE.

LOCATION

Situated within the highly sought after South Norwich village of Poringland, the village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. 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 7JB), 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 and second roundabouts continue straight over. Turn left opposite the Church into Rectory Lane and take a left turn into St Marys Road. Follow the road, turning left into Fitzgerald Road, and right into John Drewry Close, where the property can be found on the right hand side, indicated by our To Let board.

With a low maintenance front garden, a hard standing footpath leads to the main entrance door whilst the garage and driveway can be found to the rear of the property.

Obscure glazed entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, coved ceiling, doors to:

KITCHEN

8' 6" x 7' 11" (2.59m x 2.41m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, electric cooker, wood effect flooring, space for fridge freezer and washing machine, wall mounted gas fired central heating boiler, uPVC double glazed window to front, electric fuse box, coved ceiling.

SITTING/DINING ROOM

15' 5" x 11' 10" Max. (4.7m x 3.61m) Wood effect flooring, radiator, television and telephone points, stairs to first floor landing, uPVC double glazed full height windows and French doors to rear garden, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, coved ceiling, doors to:

FAMILY BATHROOM

Newly fitted four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage drawers under



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and mixer tap over, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, wood effect 'Aqua board' splash backs and tiled splash backs, tiled effect flooring, heated towel rail, uPVC obscure double glazed window to front, wall mounted vanity mirror, smooth ceiling with extractor fan.

BEDROOM

11' 8" x 5' 9" (3.56m x 1.75m) Fitted carpet, radiator, uPVC double glazed window to front, telephone point, coved ceiling with loft access hatch.

DOUBLE BEDROOM

12' 5" x 11' 10" Max. (3.78m x 3.61m) Fitted carpet, radiator, uPVC double glazed window to rear, USB charging sockets, coved ceiling.

OUTSIDE REAR

The sitting room French doors open up to a fully landscaped low maintenance rear garden with enclosed timber fenced boundaries and gated rear access. The entire garden is laid to hard standing patio making this useable space a sun trap during the summer months and ideal for those like low maintenance.

GARAGE

16' 9" x 8' 2" (5.11m x 2.49m) Up and over door to front, storage above, power and lighting.

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.

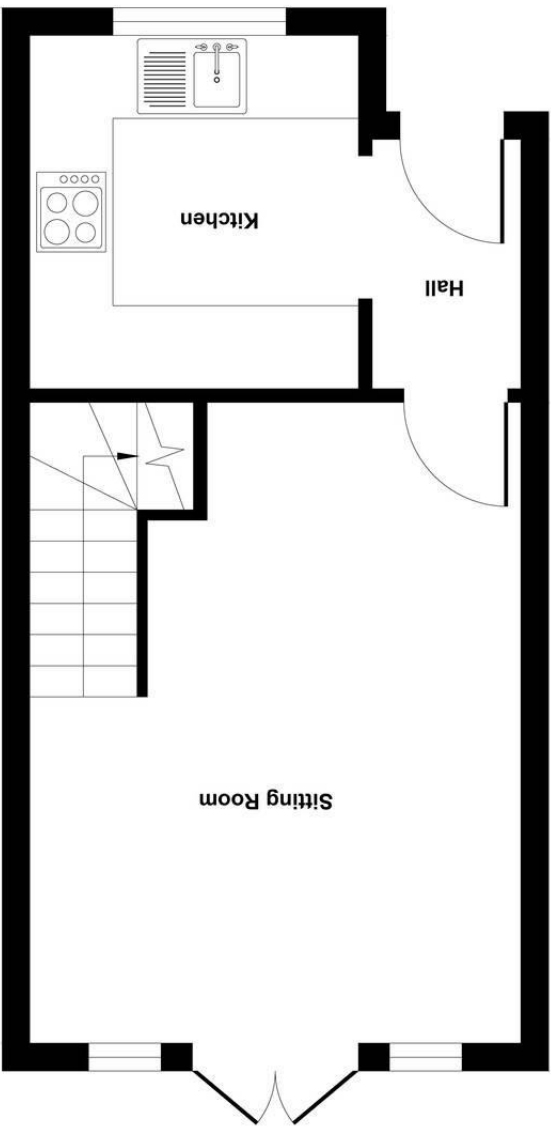
Price:



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Ground Floor
Approximate Floor Area
277 sq. ft
(25.73 sq. m)



First Floor
Approximate Floor Area
289 sq. ft
(26.84 sq. m)

Approx. Gross Internal Floor Area 566 sq. ft / 52.58 sq. m

