

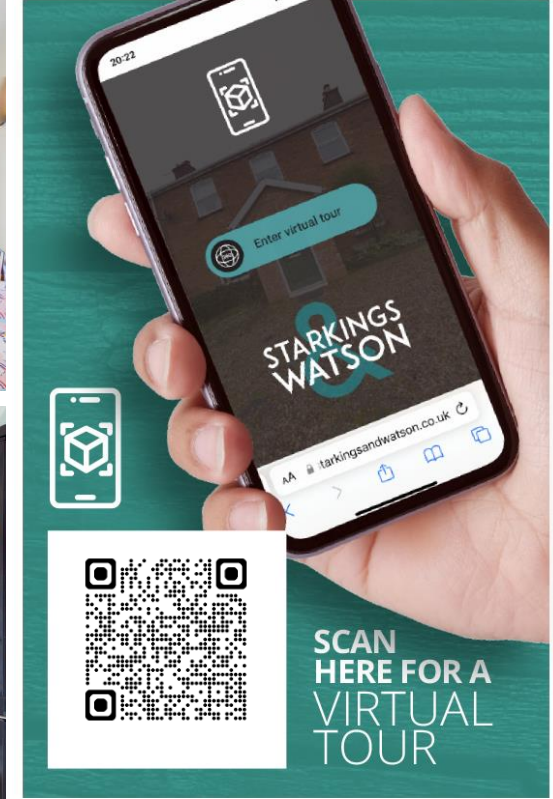
CEDAR ROAD

Framingham Earl, Norwich NR14 7UD

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Semi-Detached House
- 14' Sitting Room
- 15' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & En-Suite
- Larger Than Average Rear Garden
- Off Road Parking
- Ideal First Time Buy

IN SUMMARY

This SEMI-DETACHED home offers 681 Sq. Ft (stms) of accommodation which is presented in FANTASTIC ORDER by the current owners, featuring a LARGER THAN AVERAGE REAR GARDEN, as well as OFF ROAD PARKING. Located towards the end of this inviting cul-de-sac with all amenities within walking distance, the property offers a GENEROUS SITTING ROOM, with an open plan KITCHEN/DINING ROOM including INTEGRATED APPLIANCES, and cloakroom on the ground floor. A three piece family bathroom and THREE BEDROOMS with the larger benefiting from a sizeable and well decorated EN-SUITE shower room all occupy the first floor of this property.

SETTING THE SCENE

The property is found set behind a brick weave driveway suitable for two vehicles to park in front of the main access door which can be located underneath the pitched and tiled porch entrance whilst to the left of the property a timber gate allows easy access into the rear garden and an ideal spot to hide the bins out of view.

THE GRAND TOUR

As you enter the property the central hallway allows access into all living spaces on the ground floor, the stairs for the first floor as well as the two piece cloakroom immediately to your right with a part tiled surround and calming décor. The sitting room comes to your left, a slightly unconventional shape however large enough to present a generous floor space for a choice on arrangements of soft furnishings and uPVC double glazed window to the front of the property and handy under the stairs storage cupboard. The kitchen/dining room occupies the rear of the property with space for a formal dining table to your left as you enter while the kitchen with integrated oven and hob with extraction above sits to your right. Hidden beneath the work surfaces are spaces for a tumble dryer plus plumbing and inlet for a washing machine all set around an array of wall and base mounted storage units. The first floor landing provides access in to all three bedrooms, handy airing cupboard and the three piece family bathroom with a matching decor to the rest of the property, this part tiled space also presents a wall mounted heated towel rail. The second bedroom is found immediately before the bathroom, with a rear facing aspect this room has carpeted flooring and uPVC double glazed windows whilst the smaller of the three bedrooms sits next to this room at the top of the stairs currently forming the ideal nursery for expecting families, a potential study or simply an additional bedroom, this versatile room also enjoys a rear facing aspect. The larger of the bedrooms sits towards the front of the property, with gas central heating this room makes use of a



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sizeable en-suite shower room with additional shelf storage on the walls.

THE GREAT OUT DOORS

The rear garden opens into a pleasantly spacious area, predominantly laid to lawn the garden also makes use of a flagstone patio and shingle seating area, timber shed and slate planting corner all neatly enclosed by newly fitted timber fencing.

OUT & ABOUT

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. 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.

FIND US

Postcode : NR14 7UD

What3Words : ///chapels.obey.champions

VIRTUAL TOUR

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

AGENTS NOTE

An annual charge for the upkeep of the communal green space is applicable. This is variable, but the latest charge was £403.97 for the year.

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.

(1) Excluding balconies and terraces

Approximate total area^m
 681.61 ft²
 63.32 m²

