

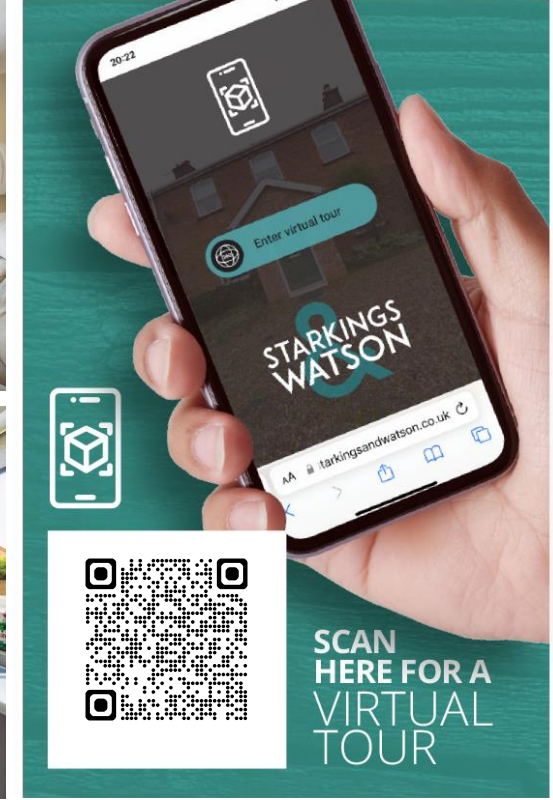
JOHN DREWRY CLOSE

Framingham Earl, Norwich NR14 7JB

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- No chain
- Cul-De-Sac Setting
- Enclosed Tree Lined Gardens
- Ample Parking & Garage
- Two Reception Rooms
- Hall Entrance with W.C
- Four Bedrooms
- Family Bathroom with Shower

IN SUMMARY

Tucked away in a CUL-DE-SAC SETTING with a TREE LINED REAR ASPECT, this detached family home is perfectly situated for LOCAL AMENITIES and SCHOOLING. Extending to 819 Sq. ft (stms), the property enjoys a TRADITIONAL HALL ENTRANCE, with uPVC double glazing and gas fired CENTRAL HEATING. The living space is mainly open plan with a SITTING and DINING ROOM, complete with FRENCH DOORS onto the rear garden. Leading from the hall, the W.C and KITCHEN can also be found. Upstairs, FOUR BEDROOMS lead off the landing, with the FAMILY BATHROOM including a shower. Outside, the REAR GARDEN offers a beautiful VISTA, with a patio, grass area and raised beds. Ample parking can be found on the tandem driveway, which also leads to the GARAGE.

SETTING THE SCENE

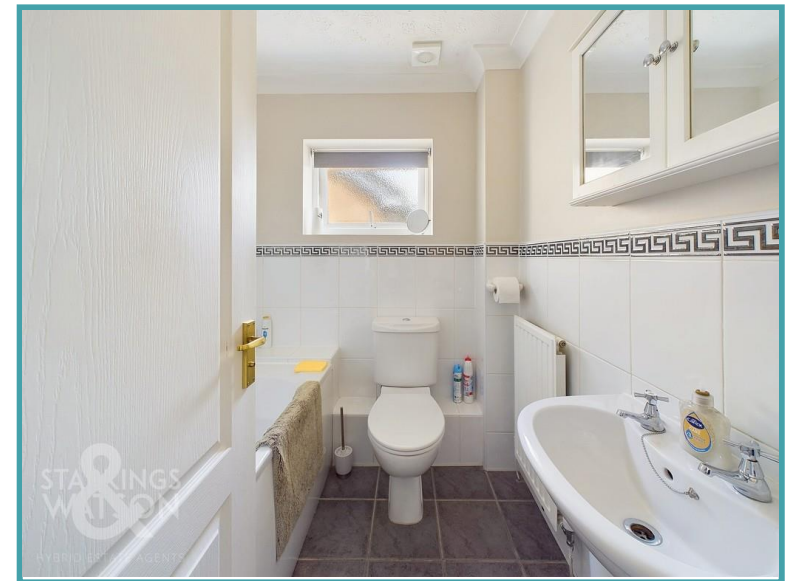
With only the gardens of properties opposite, the cul-de-sac enjoys a private setting. A sweeping tarmac driveway offers ample parking, with adjacent lawned gardens and mature low level planting.

THE GRAND TOUR

Entering via the front door, a low maintenance hall entrance can be found with wood flooring underfoot and stairs rising to the first floor with a useful storage space below. Neatly tucked under the stairs is the cloakroom with a white two piece suite, tiled splash backs and window to side. The kitchen sits to the front of the property with a range of wall and base level units, inset cooking appliances including a gas hob and built-in electric oven with extractor fan over, space for general white goods including a fridge, freezer and washing machine, wall mounted gas fired central heating boiler and window to front. The living space is open plan, with two doors leading from the hall entrance incorporating a sitting room and separate dining room. Wood flooring runs underfoot through both rooms with a feature fireplace, window to rear and uPVC double glazed French doors onto the rear garden. Heading upstairs, the carpeted hall and landing offers a window to side, loft access hatch, and built-in airing cupboard. All four bedrooms are finished with fitted carpet and uPVC double glazed windows, whilst being served by the family bathroom which includes a white three piece suite with a shower over the bath, tiled splash backs and flooring.

THE GREAT OUTDOORS

To the outside, the garden has been pleasantly landscaped to incorporate a timber decked seating area, paving, raised grass area and brick built raised beds which are fully stocked with a range of plants and shrubbery. The garden is enclosed with brick walling and timber fence boundaries, with a tree lined



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aspect. There is a gated access which in turn leads to the brick built garage which is accessed via the up and over door to front.

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 7JB

What3Words : ///dentistry.started.sweeten

VIRTUAL TOUR

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

AGENTS NOTE

We understand development of further residential properties is taking place within the grounds of the property located to the rear of this home.

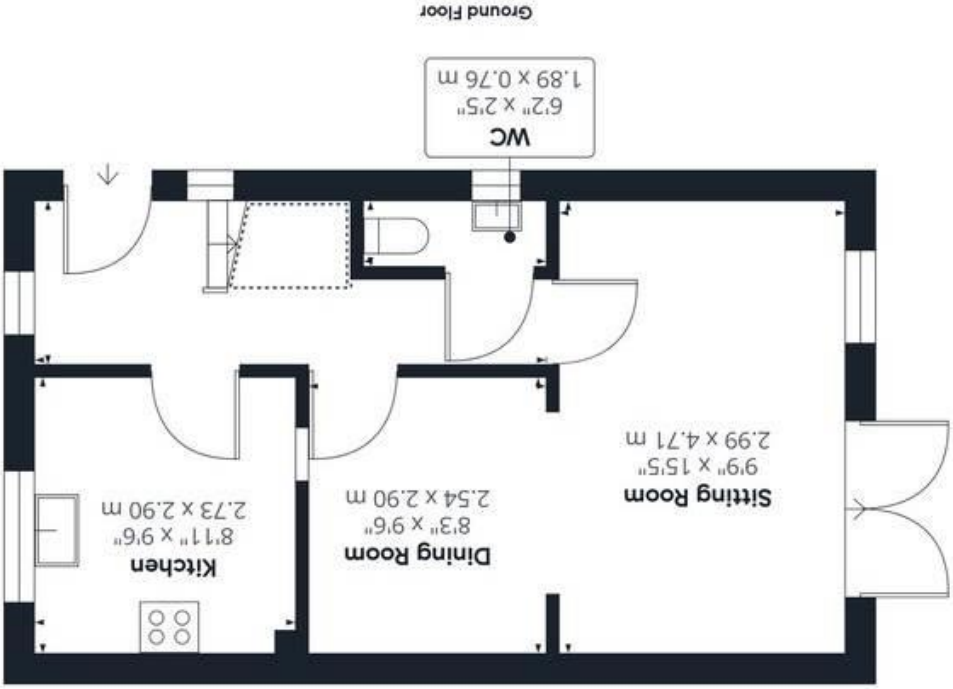
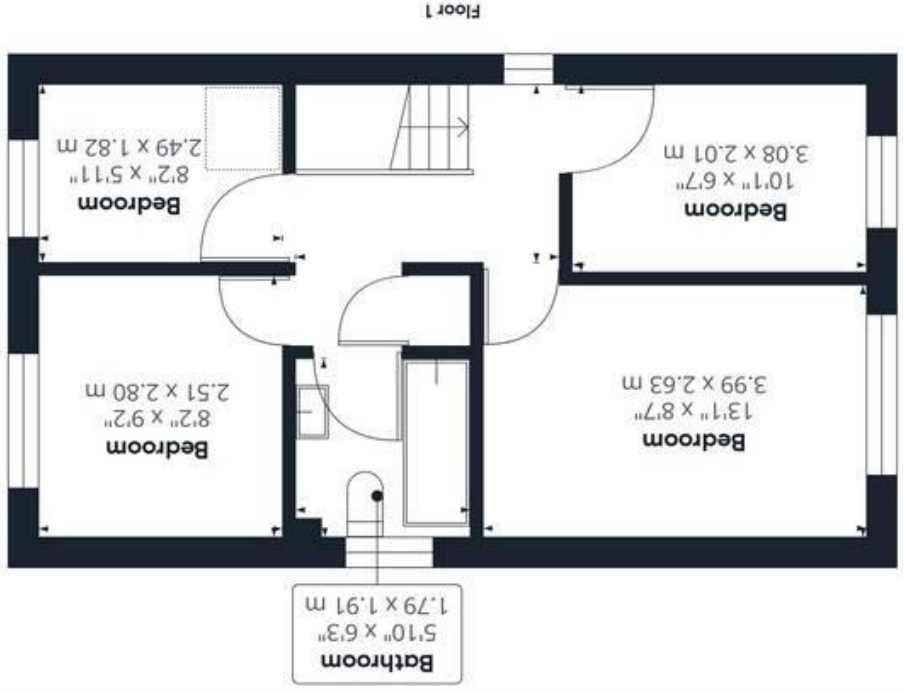
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers 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.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
819.13 ft²
76.1 m²

Reduced bedroom
41.36 ft²
3.84 m²

