



Flordon Road, Newton Flotman - NR15 1QX

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Flordon Road

Newton Flotman, Norwich

NO CHAIN. Situated on the EDGE OF THE VILLAGE with PRIVATE GARDENS you will find this SUBSTANTIAL DETACHED HOME with FANTASTIC LINKS to the CITY by road and bus. Once inside you will find a SPACIOUS ENTRANCE HALL which leads to the ground floor CLOAKROOM, 20' SITTING ROOM with SLIDING DOORS onto a PATIO AREA, 19' MODERN FULLY FITTED KITCHEN/DINING ROOM, SEPARATE UTILITY ROOM, and a GARDEN ROOM which completes the downstairs. Heading upstairs, a SIZEABLE LANDING with a LARGE airing cupboard leads to THREE DOUBLE BEDROOMS - all offering FITTED WARDROBES, with an EN SUITE to the main bedroom, and a FAMILY BATHROOM. OUTSIDE the property boasts a private front garden with mature planting and trees, access to the DOUBLE GARAGE, and GARDENS beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Modern Fitted Kitchen
- Two Reception Rooms
- Utility Room
- Three Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Off Road Parking & Double Garage
- Private Garden & 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

Occupying an elevated position, a shared hard standing driveway leads to the main property with a shingled parking area to your right hand side, and a further tandem driveway leading to the garage and main entrance door.

THE GRAND TOUR

A porch entrance opens up to the main entrance hall with the useful ground floor W.C located to your left hand side, and further a family room which forms part of an inner hallway straight ahead, with the stairs rising to the first floor landing. Sliding patio doors open to the rear, with tiled flooring underfoot for ease of maintenance creating an ideal study or playroom depending on a potential purchaser's requirements. Doors lead off to the main sitting room which offers a feature fireplace whilst being flooded with natural light through the side facing window and further sliding patio doors which lead to the front gardens. Wood effect flooring runs underfoot for ease of maintenance with the kitchen located next door. The kitchen itself offers an extensive range of wall and base level units with integrated cooking appliances including an inset electric ceramic hob and built in eye level electric oven, with matching up stands and tiled flooring underfoot. Space is provided for general white goods with ample room for a table whilst offering a window to front and side. A utility room leads off the kitchen with further storage space





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and room for laundry appliances whilst the door leads out to the rear of the property.

Heading upstairs, the carpeted landing offers a built in airing cupboard with doors leading to the three spacious bedrooms - all of which offer extensive built-in wardrobes. The main bedroom includes an ensuite shower room with a white three piece suite, tiled splashbacks and heated towel rail. The family bathroom completes the property with a further white three piece suite including a shower over the bath and tiled splashbacks.

FIND US

Postcode : NR15 1QX

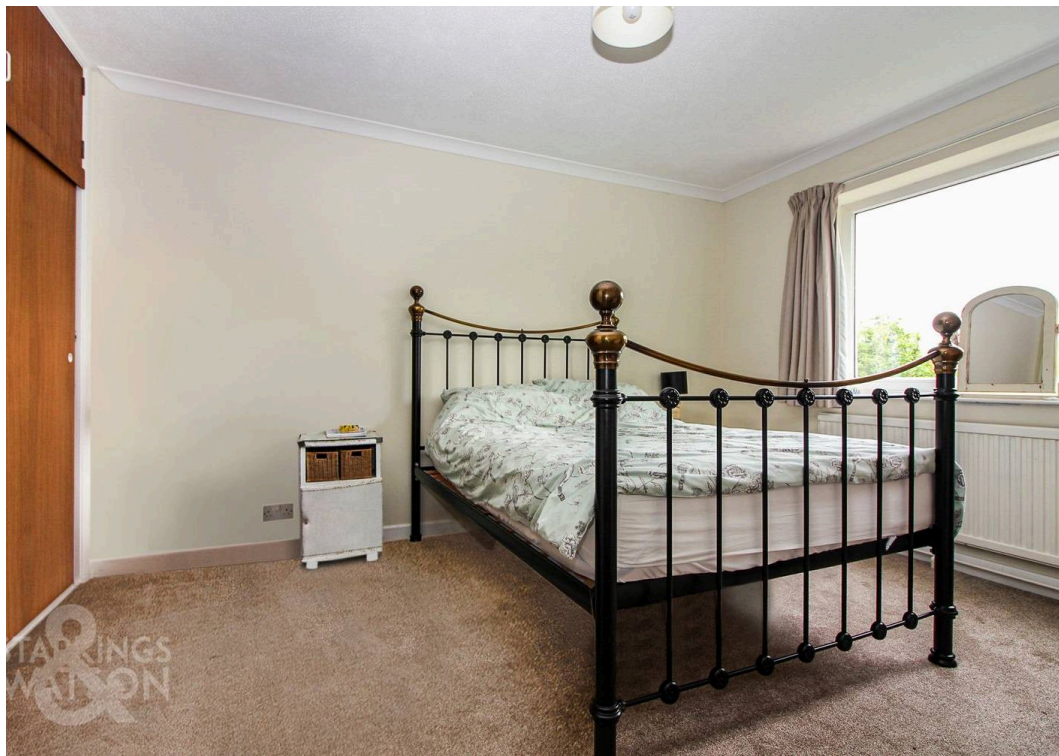
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VIRTUAL TOUR

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

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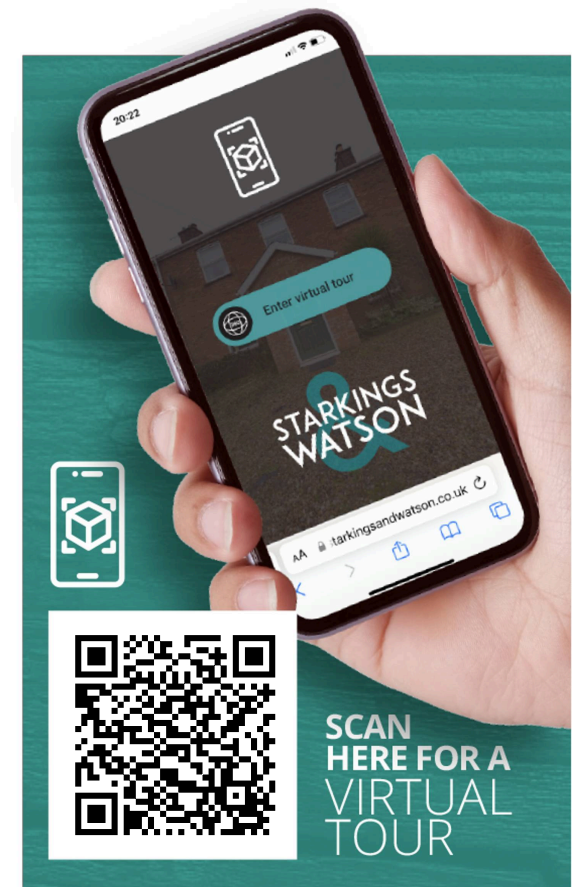


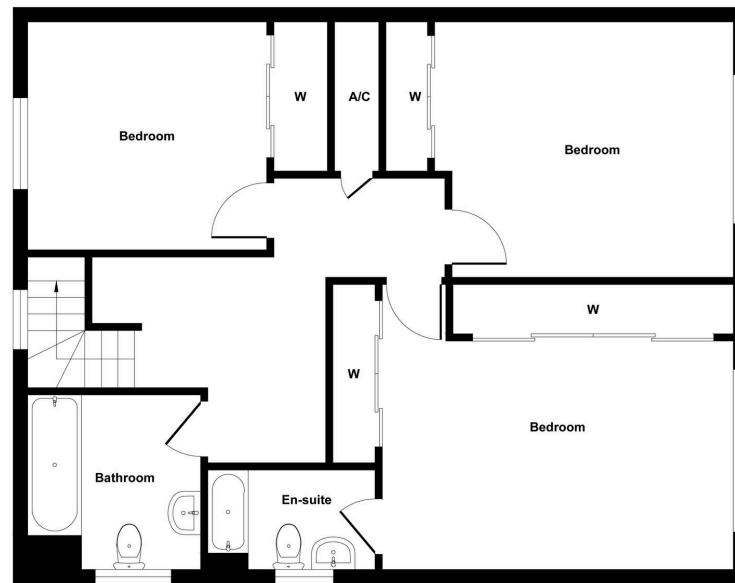
THE GREAT OUTDOORS

Leading from the garden room you will find a spacious rear patio which opens to a sizable lawn and garden making it perfect for entertaining and alfresco dining. To the front of the property you will find an enclosed patio accessed via the sitting room which leads to a private enclosed front garden with mature planting and trees. The garage offers an up and over door to front, window to side, window to rear, storage above, power and lighting.

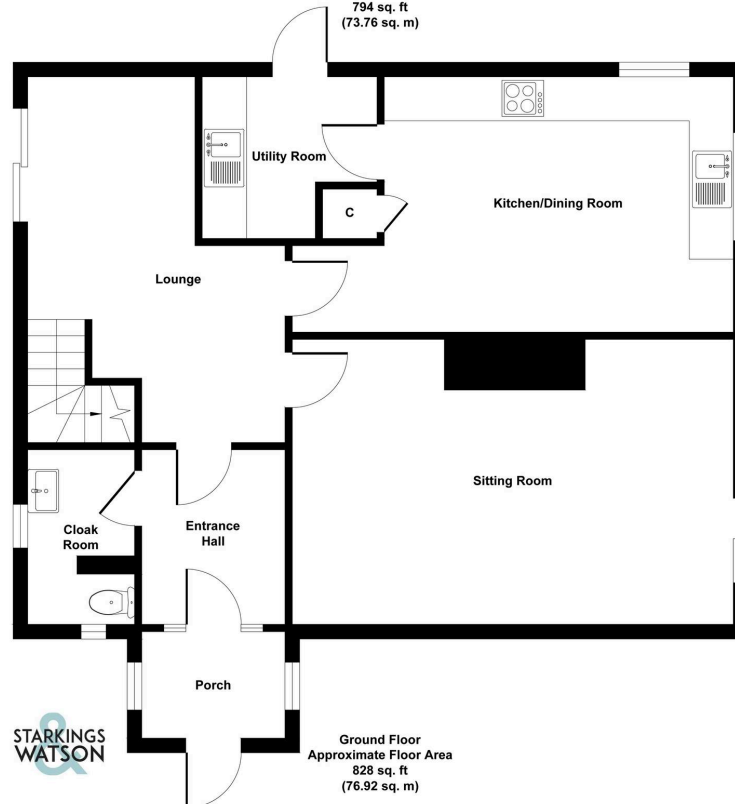
Garage - Single Garage

Driveway - 4 Parking Spaces





First Floor
Approximate Floor Area
794 sq. ft
(73.76 sq. m)



Ground Floor
Approximate Floor Area
828 sq. ft
(76.92 sq. m)

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Approx. Gross Internal Floor Area 1622 sq. ft / 150.68 sq. m



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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 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.