



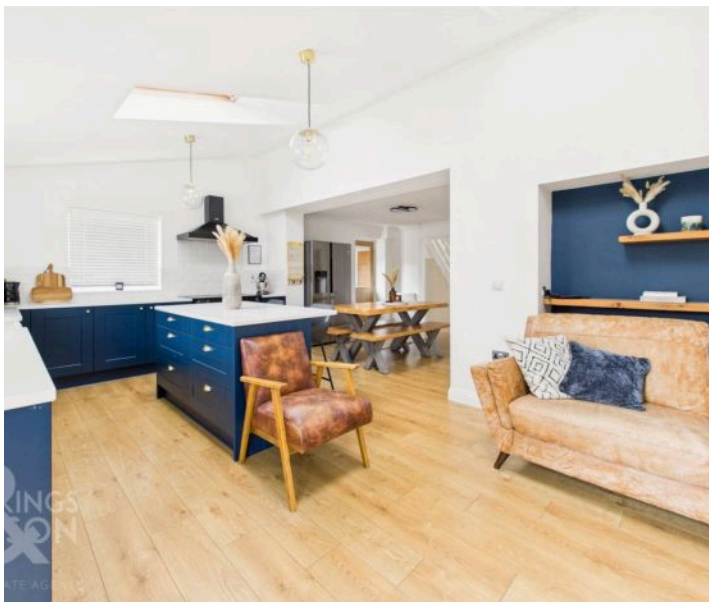
Joy Avenue, Newton Flotman - NR15 1RD



Joy Avenue

Newton Flotman, Norwich

EXTENDED and MODERNISED, this detached home offers OVER 1370 sq. ft (stms) of BEAUTIFULLY DESIGNED accommodation, with a CONTEMPORARY and INVITING DECOR. The STUNNING OPEN PLAN layout welcomes you, with a hall entrance leading to a formal SITTING ROOM and W.C. The KITCHEN/DINING ROOM boasts a CENTRAL ISLAND and a VAULTED CEILING, with QUARTZ WORKSURFACES for that LUXURY FINISH. A separate STUDY leads off the kitchen, offering VERSATILE USES as a SNUG or PLAY ROOM, along with a separate UTILITY ROOM. Upstairs, the property comprises THREE DOUBLE BEDROOMS, and a luxury family bathroom including a DOUBLE RAINFALL SHOWER, creating a comfortable living space that exudes both style and practicality. Step outside to the great outdoors and discover a REAR GARDEN that is a true oasis. Fully enclosed and lawned, the garden offers a raised decked seating area extending from the kitchen/dining room, perfect for al fresco dining or enjoying a morning coffee.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Extended & Modernised Detached Home
- Over 1370 Sq. ft (stms) of Accommodation
- Stunning Open Plan Layout
- Hall Entrance & Formal Sitting Room
- Kitchen with Central Island & Vaulted Ceiling
- Separate Study & Utility Room
- Three Bedrooms
- Luxury Family Bathroom

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, and a regular bus link to Norwich, Long Stratton and Diss.

SETTING THE SCENE

Set back from the road and approached via a tarmac driveway, off road parking is provided for several vehicles with access leading into the main property, gated rear garden and integral garage.



THE GRAND TOUR

Heading inside, the hall entrance is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor landing and useful built-in storage cupboard below. To your left hand side as you enter, the formal sitting room can be found with a front facing window and fitted carpet running underfoot. A ground floor W.C also leads off the hallway, with half tiled walls, heated towel rail and storage built-in under the hand wash basin. The main living space is fully open plan comprising a kitchen/dining and family area, in an L-shaped design sitting under a part vaulted ceiling with twin velux windows to rear. This light and bright room offers a high specification fitted kitchen, with an L-shaped arrangement of base level units with a matching island topped with quartz work surfaces forming a breakfast bar. An inset butler sink is recessed within the work surface, with wood effect flooring running through the space, with ample room for soft furnishings and a dining table. Space is provided for an American style fridge freezer with an integrated dishwasher included, with windows and French doors leading out into the rear garden. A door leads off to a useful utility room and adjacent study. The study offers a versatile space with a continuation of the wood effect flooring, window facing to side and recessed spotlighting above. The utility room offers further garden access, with space for laundry appliances including a washing machine and tumble dryer, with tiled flooring underfoot and a wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing offers a contrasting decor with side facing window and loft access hatch above, doors lead off to the three double bedrooms - all finished with fitted carpet and uPVC double glazing. The family bathroom offers a re-fitted white four piece suite including a wall mounted hand wash basin with built-in storage cupboard under, feature bath with mixer shower tap and double walk-in shower cubicle with a thermostatically controlled twin head rainfall shower, finished with contrasting tile splash-backs and tiled flooring.

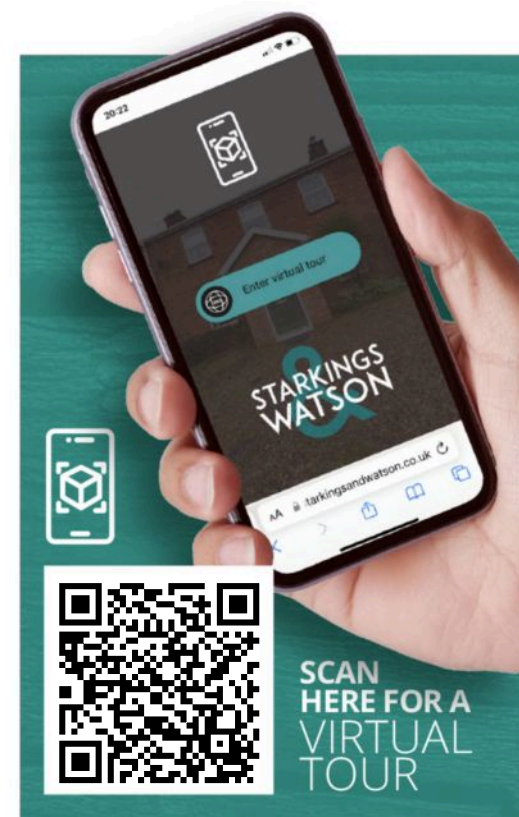
FIND US

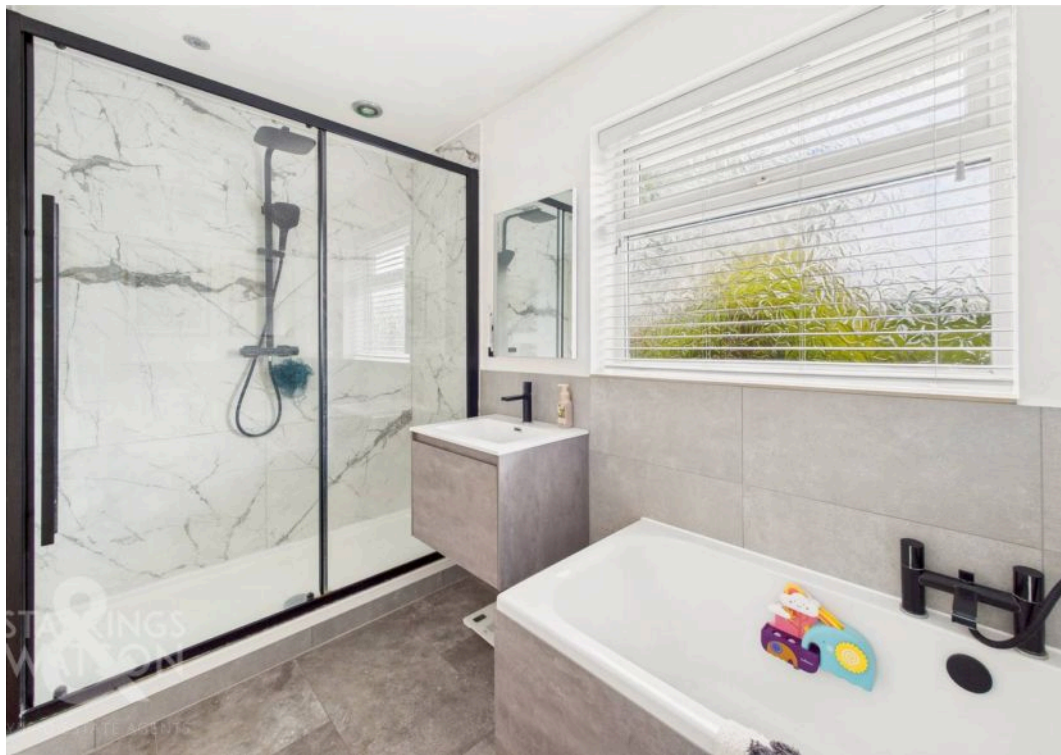
Postcode : NR15 1RD

What3Words : ///dreading.jigsaw.submerge

VIRTUAL TOUR

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



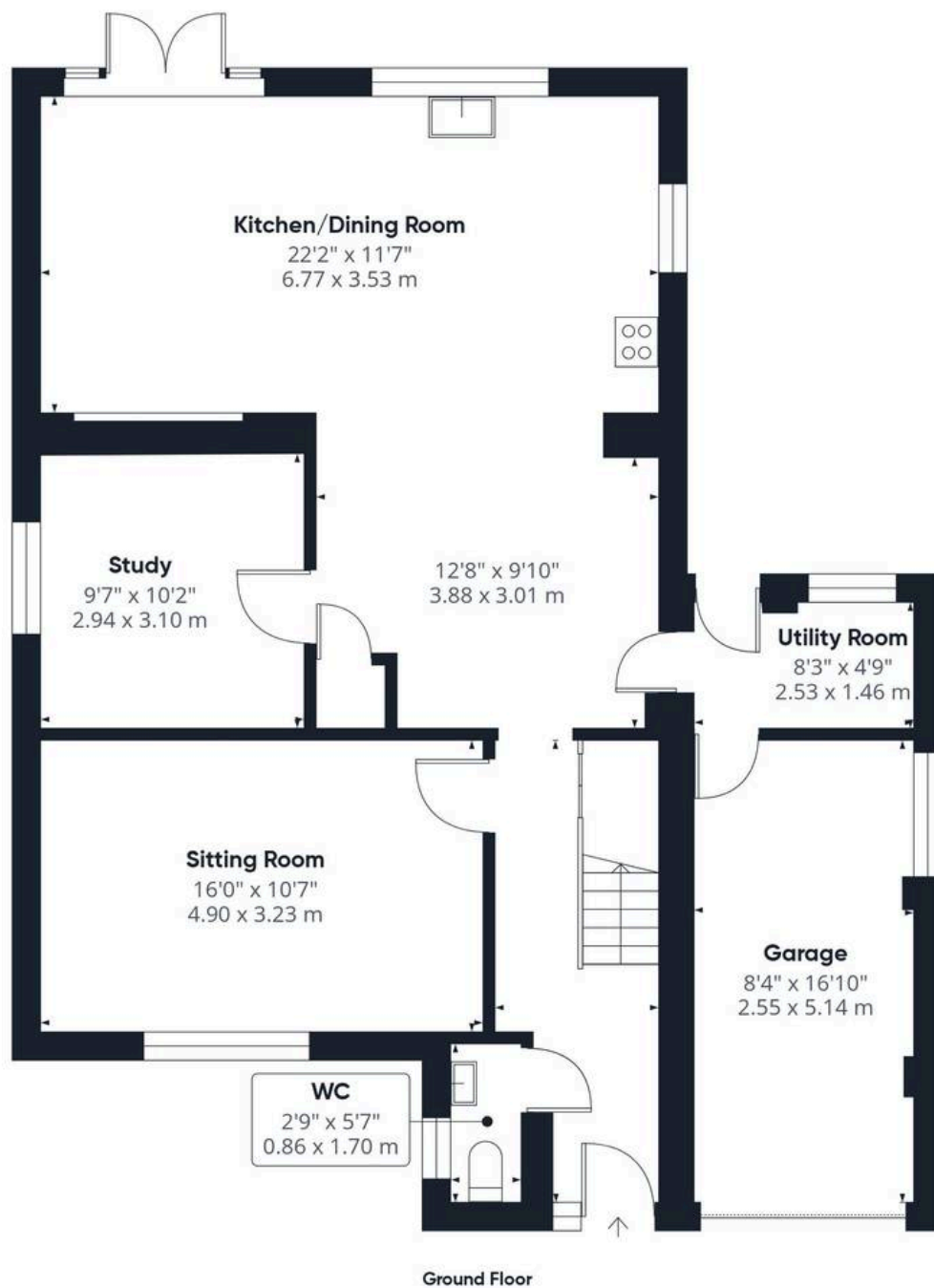




THE GREAT OUTDOORS

The rear garden offers a fully enclosed and lawned space with enclosed timber fence boundaries, and a raised decked seating area leading from the kitchen/dining room. The garden includes flower and shrub borders to all sides, with a useful side enclosed patio area with timber picket fencing separating the space to the front garden, complete with an outside water supply and gated access to the front driveway. The integral garage offers an up and over door to front, door to utility room, power and lighting.





Approximate total area⁽¹⁾
1371 ft²
127.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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 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.