



Flordon Road, Newton Flotman - NR15 1QX

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Flordon Road

Newton Flotman, Norwich

Occupying an **ELEVATED POSITION**, this detached family home offers a wonderful opportunity for those **SEEKING** a **PROJECT** to put their stamp on - **ORIGINALLY BUILT** as a **FOUR BEDROOM HOME** and now configures as three. Boasting approximately 1290 Sq. ft (stms), the property presents a canvas for your own design aspirations. Step into the 14' **SITTING ROOM** flooded with natural light from **TWIN WINDOWS**, creating a welcoming ambience. The **KITCHEN/BREAKFAST ROOM** provides **AMPLE SPACE** for family meals and entertaining, complemented by a useful **UTILITY ROOM** for convenience. The **DINING ROOM** with **GARDEN ACCESS** offers a tranquil spot for remote work or relaxation. Originally configured as four bedrooms and now offering **THREE SPACIOUS BEDROOMS**, the property features a ground floor W.C, **TWO FIRST FLOOR EN SUITES** and a family bathroom for added comfort. Private **LOW MAINTENANCE GARDENS** surround the residence, complete with an adjoining **GARAGE** providing secure parking or additional storage space.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Family Home Requiring Updating
- Approx. 1290 Sq. ft (stms) of Accommodation
- 14' Sitting Room with Twin Windows
- Kitchen/Breakfast Room with Useful Utility Room
- Dining Room with Rear Garden Access
- Originally Built as Four Bedrooms
- W.C, Two En Suites & Family Bathroom
- Private Low Maintenance Gardens & Adjoining Garage

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

Screened from the road and occupying an elevated position, the property is accessed via a shared driveway with off road parking provided for several vehicles along with access to the garage and main property.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with a fitted carpet whilst stairs rise to the first floor landing and doors take you to the kitchen and reception space. A ground floor W.C also leads off the hall entrance with a white two piece suite including a front facing window and tiled splash-backs. The dining room offers a multitude of uses with fitted carpet and sliding patio doors taking you to the rear garden. The sitting room offers two front facing windows for excellent natural light whilst being centred on a feature fireplace along with wood effect flooring underfoot for ease of maintenance. The kitchen/breakfast room offers an L-shaped arrangement of wall and base level units with space for a gas cooker, with attractive tiled effect flooring, and ample space for a dining table. The rear facing windows overlook the garden with space provided for a dishwasher and the fridge freezer being integrated. A door takes you to the adjacent utility room where further storage can be found along with the wall mounted gas fired central heating boiler, along with space provided for a washing machine and tumble dryer.

Heading upstairs, a carpeted landing leads to the family bathroom and three bedrooms - with the original door still providing access should the bedroom accommodation be split into the original four bedroom layout. The first of the bedrooms faces to the rear and is finished with fitted carpet and its own private en-suite shower room which offers a white three piece suite with a walk-in shower cubicle and tiled splash-backs. The adjacent double bedroom offers dual aspect views to front and rear with fitted carpet underfoot. The family bathroom offers part tiled walls with a three piece suite including a panelled bath with a mixer shower tap and fitted carpet underfoot. The final bedroom enjoys twin front facing windows with fitted carpet underfoot, built-in wardrobe and door to a private e-nsuite shower room. The en-suite offers part tiled walls with a three piece suite including a walk-in shower cubicle.

FIND US

Postcode : NR15 1QX

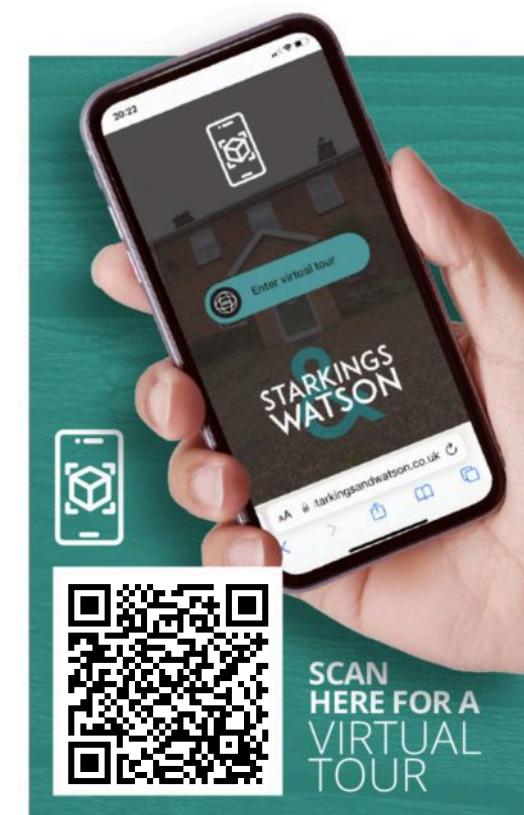
What3Words : ///party.options.myths

VIRTUAL TOUR

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

AGENTS NOTES

The property sits on a shared driveway.



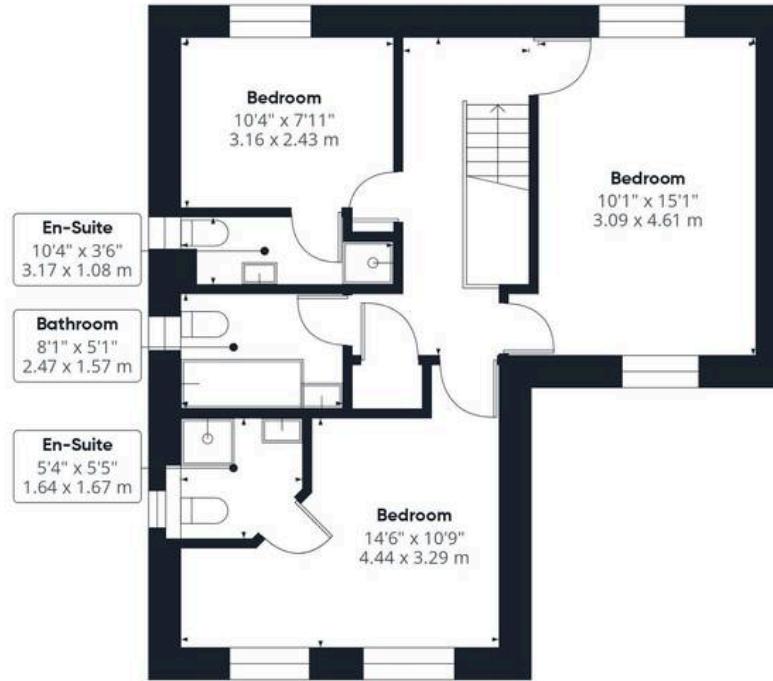
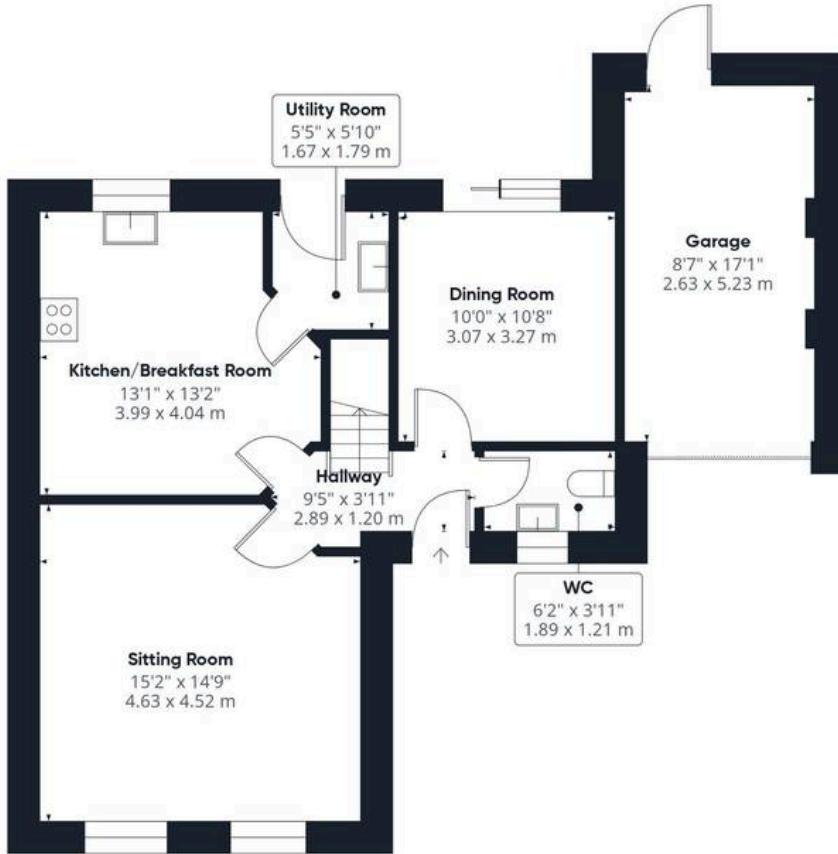




THE GREAT OUTDOORS

The rear garden has been created in a low maintenance style being mainly laid to paving with a brick wall creating a private courtyard style feel. The garden offers a wealth of mature planting and shrubbery which requires taming, with a timber built summer house and further timber built storage shed. Access leads into the adjoining garage which offers an up and over door to front, door to rear, storage above, power and light.





Approximate total area⁽¹⁾

1290 ft²
119.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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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 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.