



Fennel Drive, Easton - NR9 5FL



Fennel Drive

Easton, Norwich

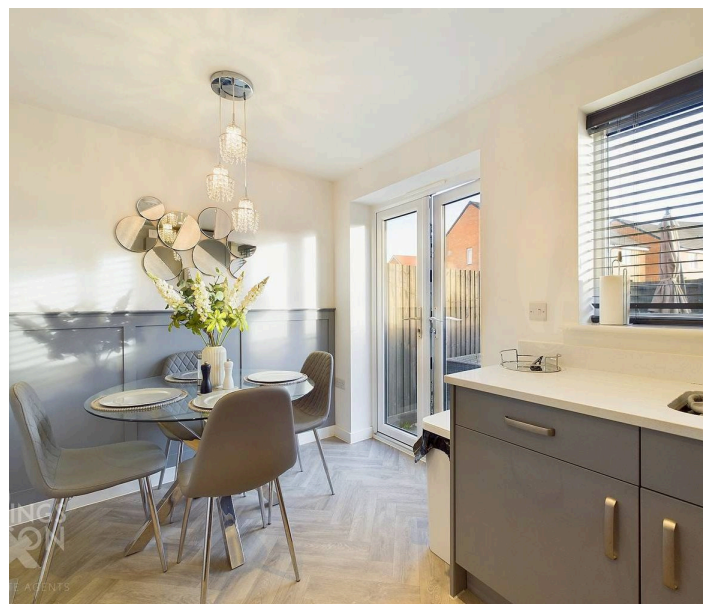
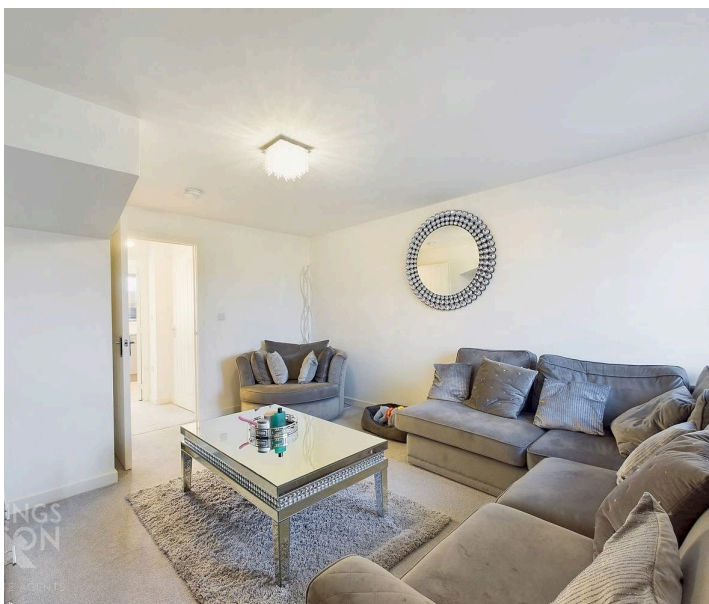
CHAIN FREE. Positioned opposite GREEN SPACE within this POPULAR NEWLY BUILT DEVELOPMENT, you will find this THREE STOREY TOWNHOUSE presented in excellent condition. The house itself is newly built with the remainder of an NHBC warranty and has been SIGNIFICANTLY UPGRADED by the current vendors. Upgrades include HERRINGBONE style flooring, QUARTZ worktops in the kitchen, INTEGRATED APPLIANCES and a LANDSCAPED SOUTH FACING REAR GARDEN with Porcelain patio tiles. The layout internally comprises of a porch entrance, main sitting room to the front, inner hall with W/C and kitchen/dining room to the rear. On the first floor there are TWO DOUBLE BEDROOMS and a family bathroom with the MAIN THIRD BEDROOM and EN-SUITE located on the top floor. There are TWO ALLOCATED PARKING SPACES in addition to the rear within the parking area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Three Storey Townhouse
- Newly Built with NHBC Remaining
- Show Home Condition
- South Facing Landscaped Garden
- Sitting Room & Porch Entrance
- Upgraded Kitchen/Dining Room with Quartz Worktops
- Three Double Bedrooms & Two Bathrooms
- Two Allocated Parking Spaces

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

SETTING THE SCENE

The property is approached from the front via a pedestrian pathway leading to the main entrance door. To the front there is a small front garden and the frontage overlooks a communal green space.

THE GRAND TOUR

Entering via the main entrance door to the front, you will find a very useful porch entrance with a door leading through into the main sitting room at the front of the house and is carpeted with ample space for soft furnishings as well as a built in understairs storage cupboard.



This leads through into the inner hallway with stairs to the first floor landing as well as access to the downstairs w/c. To the rear of the house you will find the kitchen/dining room with a wood effect laminate flooring, panelled wall, double doors leading onto the garden and offering space for the dining table. The kitchen includes a fully integrated modern range of wall and base level units with upgraded quartz worktops over. There is a built in electric oven as well as gas hob and extractor fan as well as fridge/freezer, dishwasher and washing machine. The gas fired boiler can also be found on the wall in the kitchen. Heading up to the first floor landing you will find a comfortable double bedroom to the front as well as a further double bedroom to the rear overlooking the garden. Both bedrooms would comfortably fit double beds with space for further bedroom storage. In addition there are the stairs leading to the second floor as well as the main family bathroom which features wood effect laminate flooring, a bath with separate shower over, W/C and hand wash basin. Heading up to the second floor you will find a useful storage cupboard off the landing with door leading into the main double bedroom. The top floor bedroom features a nice window to the front overlooking green space as well as loft hatch access and a door leading to the ensuite shower room. The ensuite features W/C, hand wash basin, separate shower cubicle with rainfall shower as well as wood effect laminate flooring. The house also features smart upgraded thermostats which can be connected to your mobile.

FIND US

Postcode : NR9 5FL

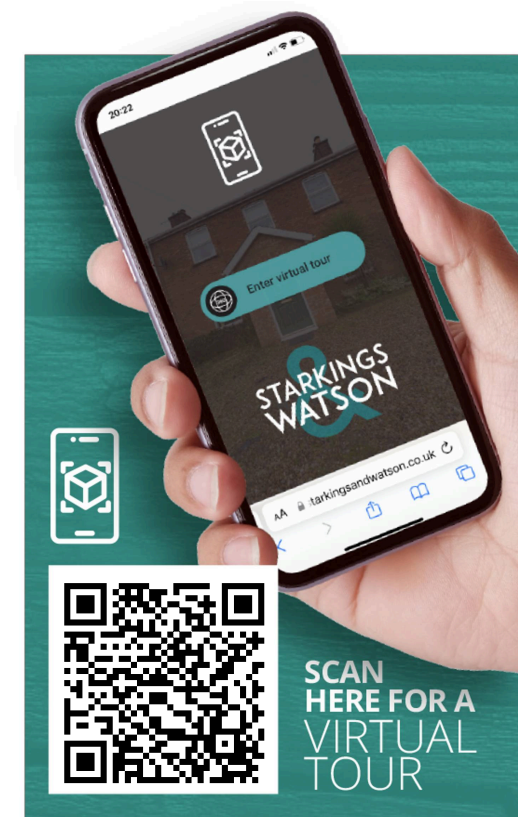
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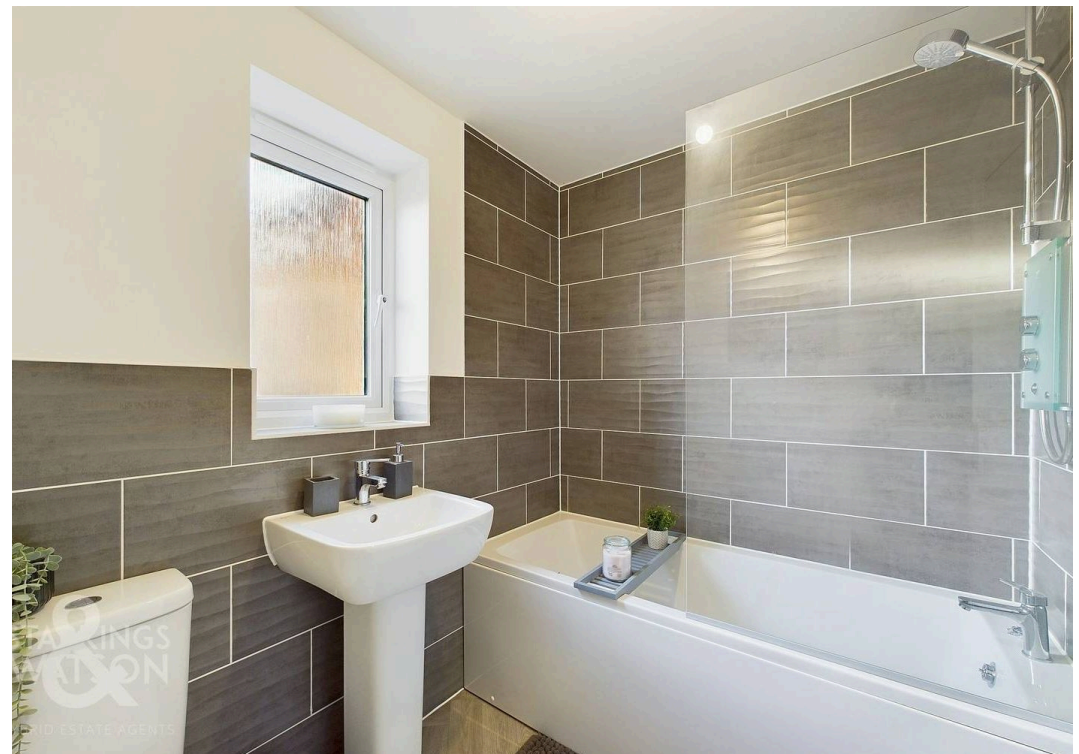
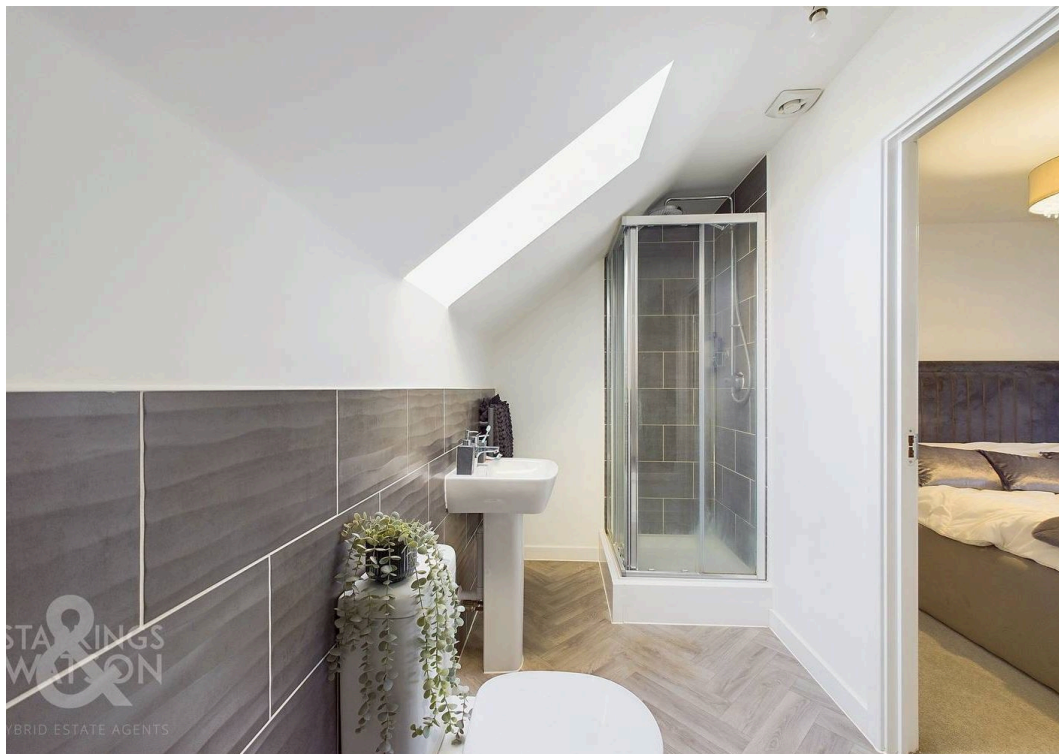
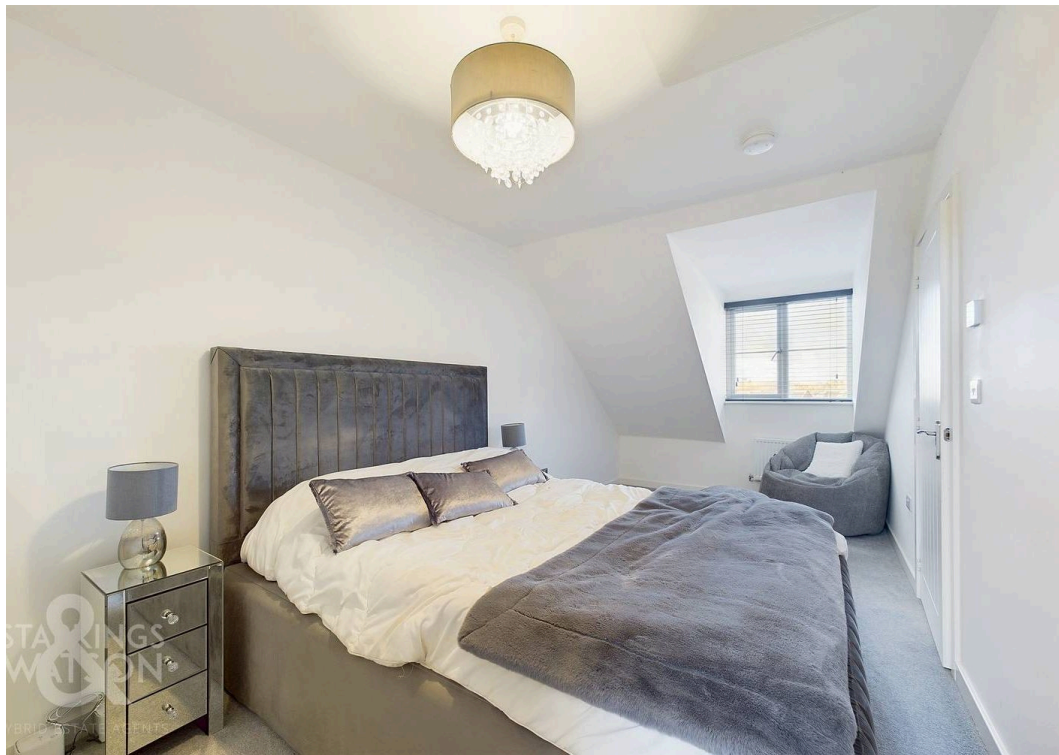
VIRTUAL TOUR

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

AGENTS NOTE

The usual service charges for the upkeep of the development and communal areas will be applicable in the region of £200 PA.







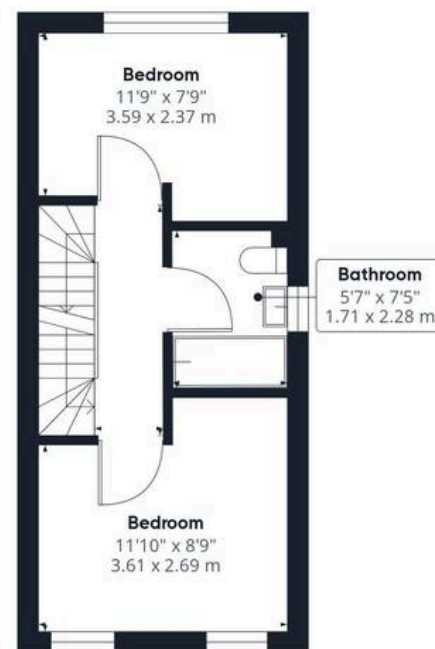
THE GREAT OUTDOORS

The attractive rear garden has been fully landscaped with a slate paved patio ideal for outside seating and entertaining as well as a central artificial lawn area. The rest of the garden is laid to shingle and is fully enclosed with timber fence panels with a gate leading onto the rear, shared parking area. To the rear you will find parking for two cars.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

851.75 ft²

79.13 m²

Reduced headroom

17.53 ft²

1.63 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 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.