



Cardinal Close, Easton - NR9 5EW





## Cardinal Close

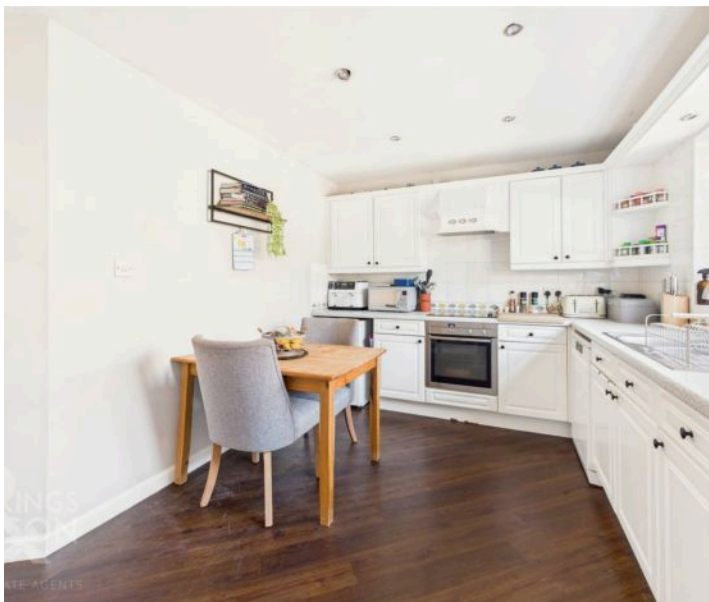
Easton, Norwich

Occupying a CORNER PLOT this DETACHED HOUSE sits tucked back from the street with a DRIVEWAY and GARAGE to the left of the home also. Internally, this VERSATILE property offers over 1220 Sq. Ft of accommodation (stms) including a 19' SITTING ROOM with CONSERVATORY sat just behind it as well as a SEPARATE DINING ROOM, ideal to be used as a STUDY or PLAY ROOM if desired. Behind this, a FITTED KITCHEN can be found with INTEGRATED COOKING APPLIANCES with UTILITY next door and ground floor WC. The first floor landing offers access to FOUR BEDROOMS, three of which boast BUILT-IN WARDROBES with a three piece family bathroom and EN-SUITE shower room also. The rear garden is FULLY ENCLOSED and offers a patio seating area as well as personal access door into the garage with lawn space and external power supply.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



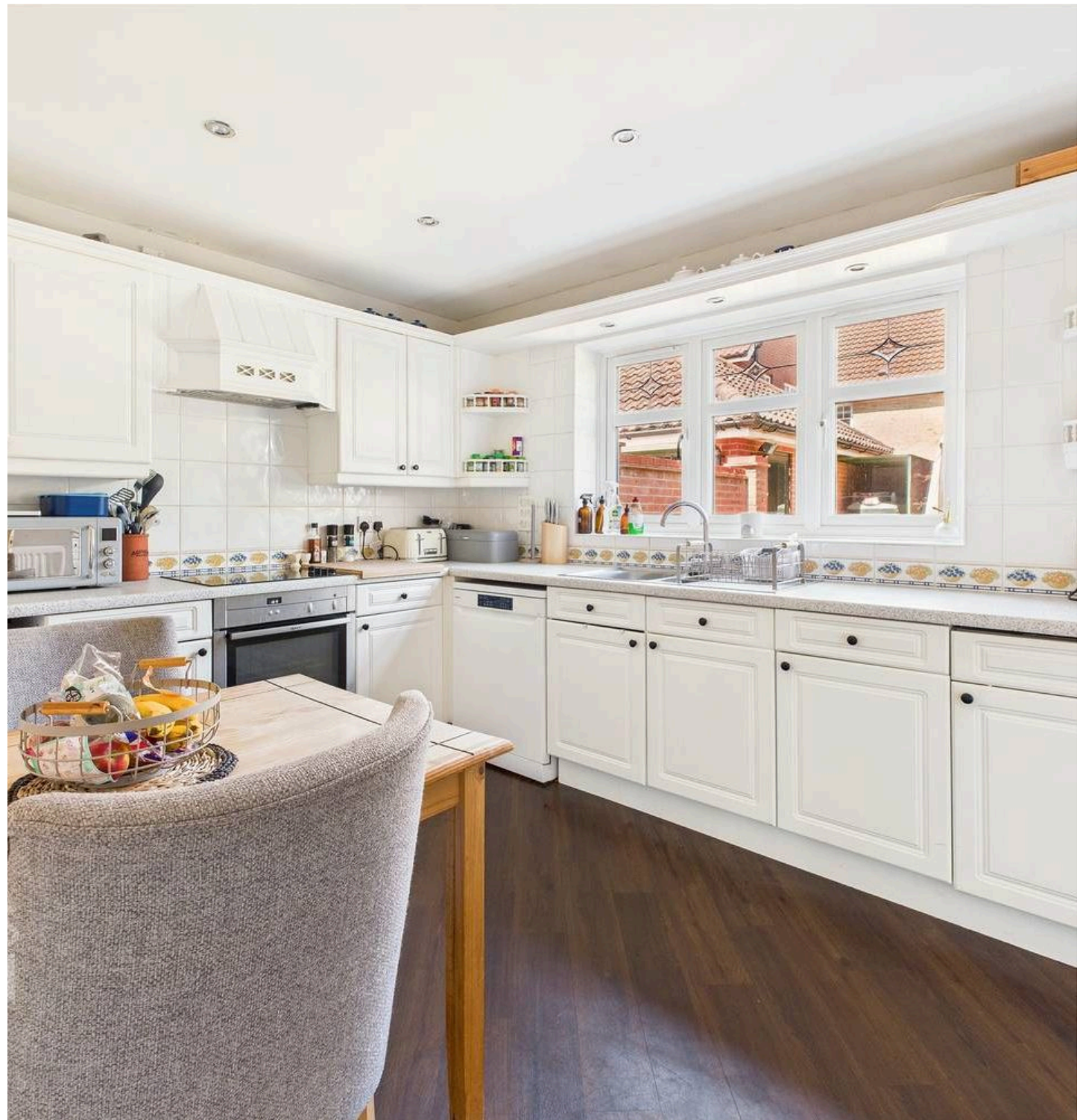


- Detached House
- 19' Sitting Room Into Conservatory
- Separate Dining Room/Study
- Kitchen With Utility Room
- Four Bedrooms, Three With Built-In Wardrobes
- Family Bathroom, En-Suite & WC
- Fully Enclosed Rear Garden
- Driveway & Garage

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 can be found tucked away behind tall privacy giving hedges at the very front of the home whilst a flagstone walkway takes you through shingle garden to either side where the front door is found with a tiled and pitched porch style entrance at the very front of the home whilst the garage and driveway sit towards the left of the home.



## THE GRAND TOUR

Once inside, the central hallway allows access to all living accommodation within the ground floor as well as stairs for the first floor and ground floor WC with low level wall mounted radiator and frosted glass window to the front. The wooden effect flooring takes you through to a separate dining room initially on your left hand side with front facing window and low level radiator. This first space is ideal to house a formal dining table or potentially used as a snug sitting room or playroom for busy families. Sat just behind this is the kitchen with a mixture of wall and base mounted storage units with integrated oven and hob and extraction above. Within this space there is also room and plumbing for a standalone dishwasher whilst the utility room flows freely just behind this with space and plumbing for a washing machine, inset chrome sink, wall mounted oil boiler and door into the rear garden. The adjacent side of the property houses a 19' open sitting room complete with the dual facing aspect allowing natural light to flood the room at all hours of the day. The large carpeted floor space is conducive to a potential choice of layouts of soft furnishings whilst uPVC double glazed French doors take you through to a bespoke built conservatory making an ideal secondary living area with French doors taking onto the rear garden patio.

The first floor landing splits to allow access into four bedrooms as well as a handy built in storage cupboard and three piece family bathroom suite featuring a rainfall shower head and glass screen mounted over the bath with modern tiled surround, vanity storage and heated towel rail. The larger of the bedrooms comes towards the left hand side of the landing featuring floor to ceiling fitted wardrobes. This space overlooks the rear garden and benefits from the use of an en-suite shower room again with updated tiling and rainfall shower head mounted above with heated towel rail and vanity storage. On the same side of the property the smaller of the bedrooms can also be found.

This space can still house a double bed due to having built in wardrobes. The adjacent side of the home offers a further two double bedrooms with the smaller facing the front of the home with all carpeted flooring and front facing window whilst the slightly larger sits towards the rear with another set of built in wardrobes and large open carpeted floor space.

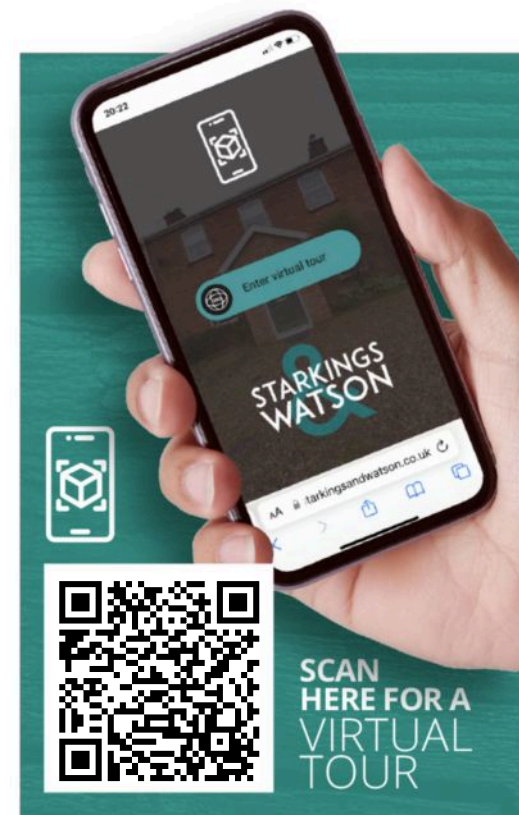
## FIND US

Postcode : NR9 5EW

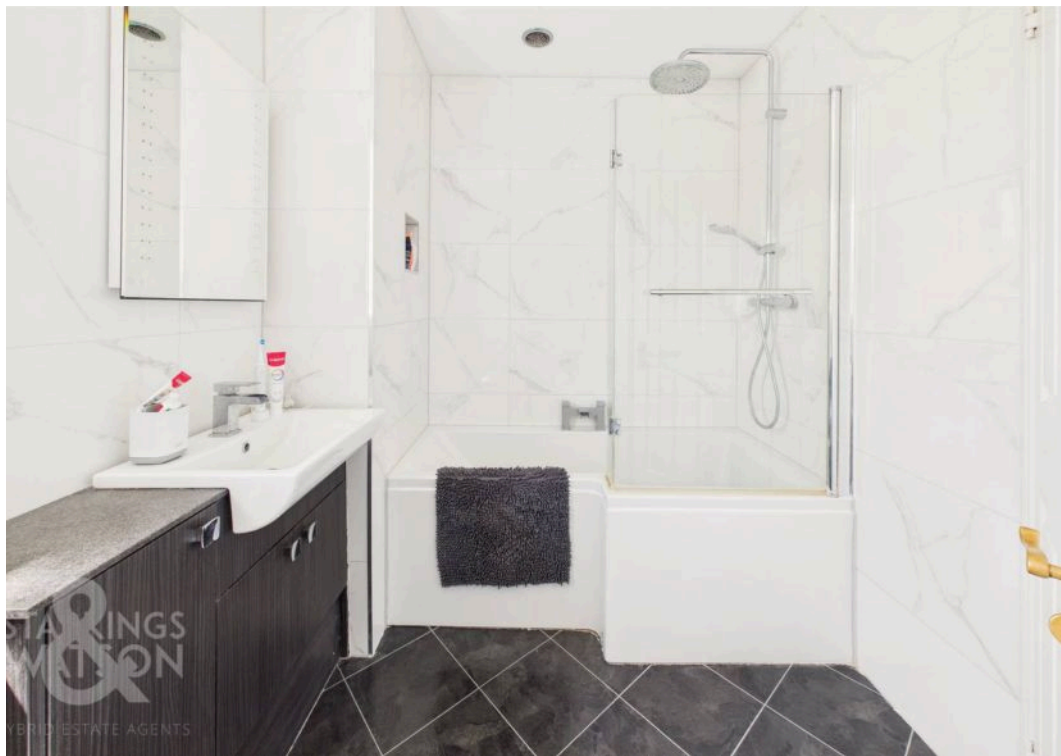
What3Words : ///skim.reversed.orders

## VIRTUAL TOUR

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







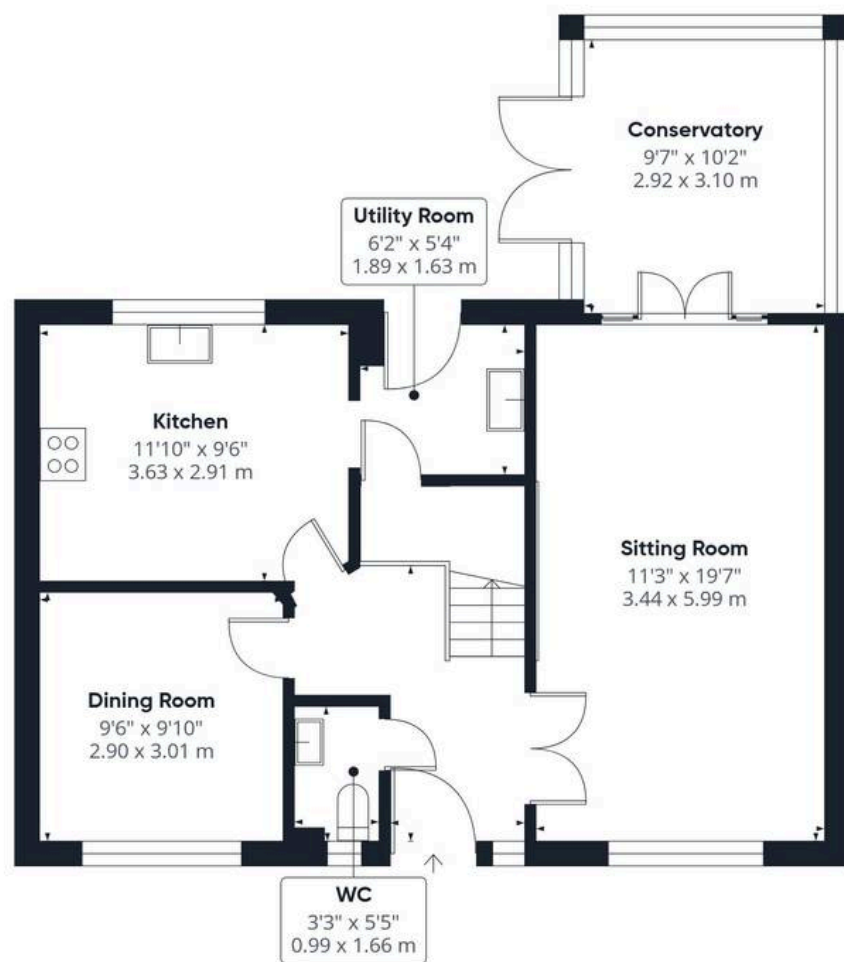




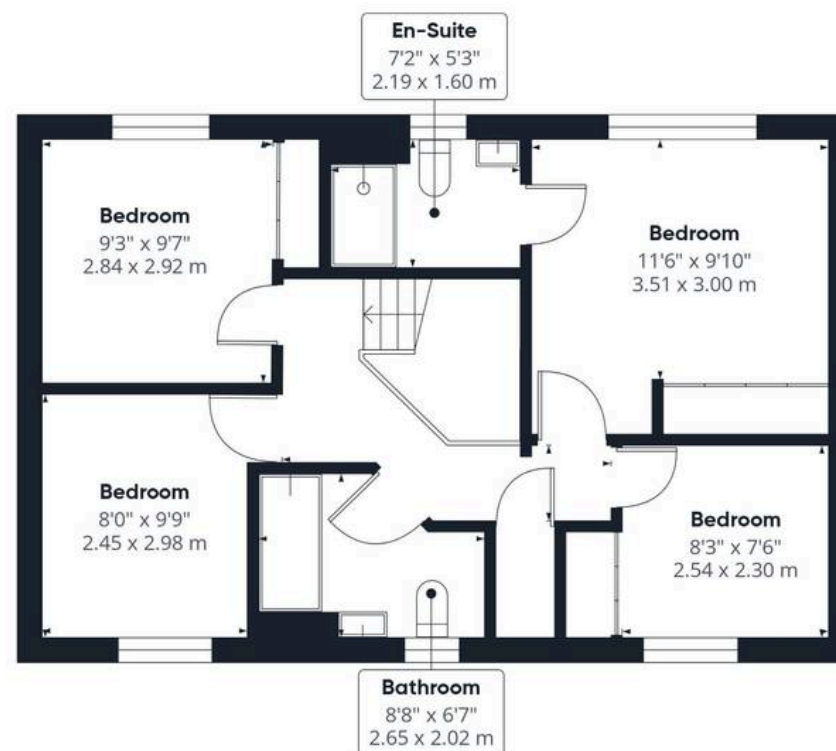
## THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber fencing, while a flagstone patio initially greets you as you exit the home, creating the ideal seating space for family and friends to enjoy. The lawn opens up beyond this with colourful planting borders and a personal door takes you directly into the garage with external power and a side access gate also.





**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

1221 ft<sup>2</sup>

113.5 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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.