



Ladys Mantle Way, Easton - NR9 5FN



Ladys Mantle Way

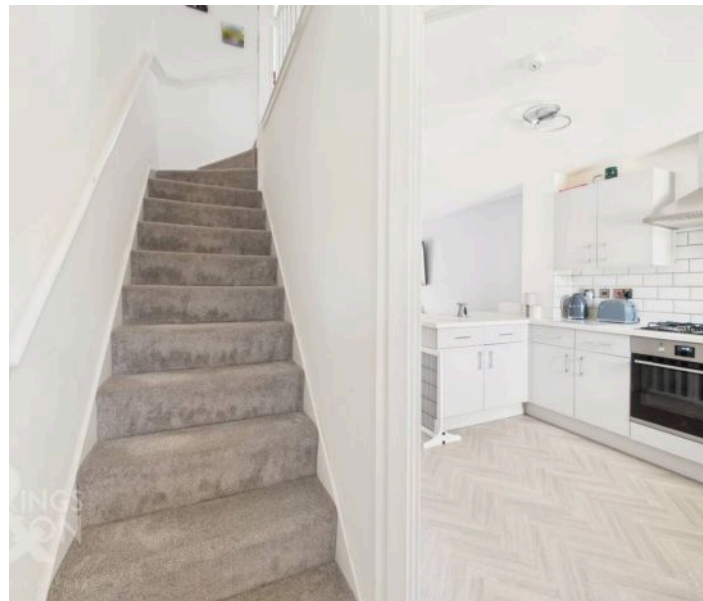
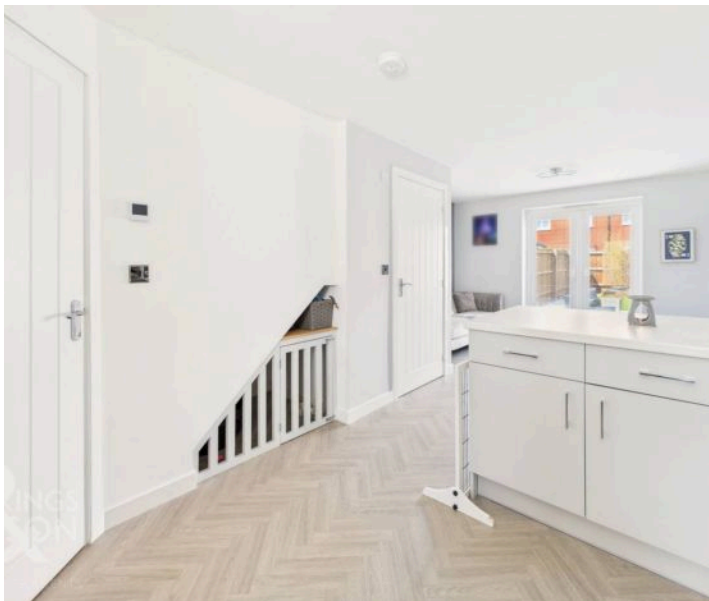
Easton, Norwich

Boasting many UPGRADED FEATURES this immaculately presented TOWN HOUSE has been lovingly and tastefully redecorated by the current owners to offer an attractive living space over three floors. The ground floor is offered in an OPEN PLAN fashion initially giving a fitted KITCHEN with INTEGRATED APPLIANCES and breakfast bar seating area leading into the SITTING ROOM and WC just off from this space. Across two floors a total of THREE BEDROOMS can be found all having use of the upgraded three piece FAMILY BATHROOM with the larger of the bedrooms being an IMPRESSIVE DUAL ASPECT room with vaulted ceilings. Externally, the rear garden is FULLY ENCLOSED and offered in an updated LOW-MAINTENANCE condition with EXTENDED PATIO SEATING AREA and ALLOCATED OFF ROAD PARKING to the very front.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Mid-Terrace Town House
- 9 Years NHBC Remaining
- Many Upgraded Features
- Open Plan Kitchen/Sitting Room With Integrated Appliances
- Three Bedrooms Over Two Floors
- Family Bathroom & Ground Floor WC
- Fully Enclosed Low-Maintenance Rear Garden
- Allocated Off Road Parking

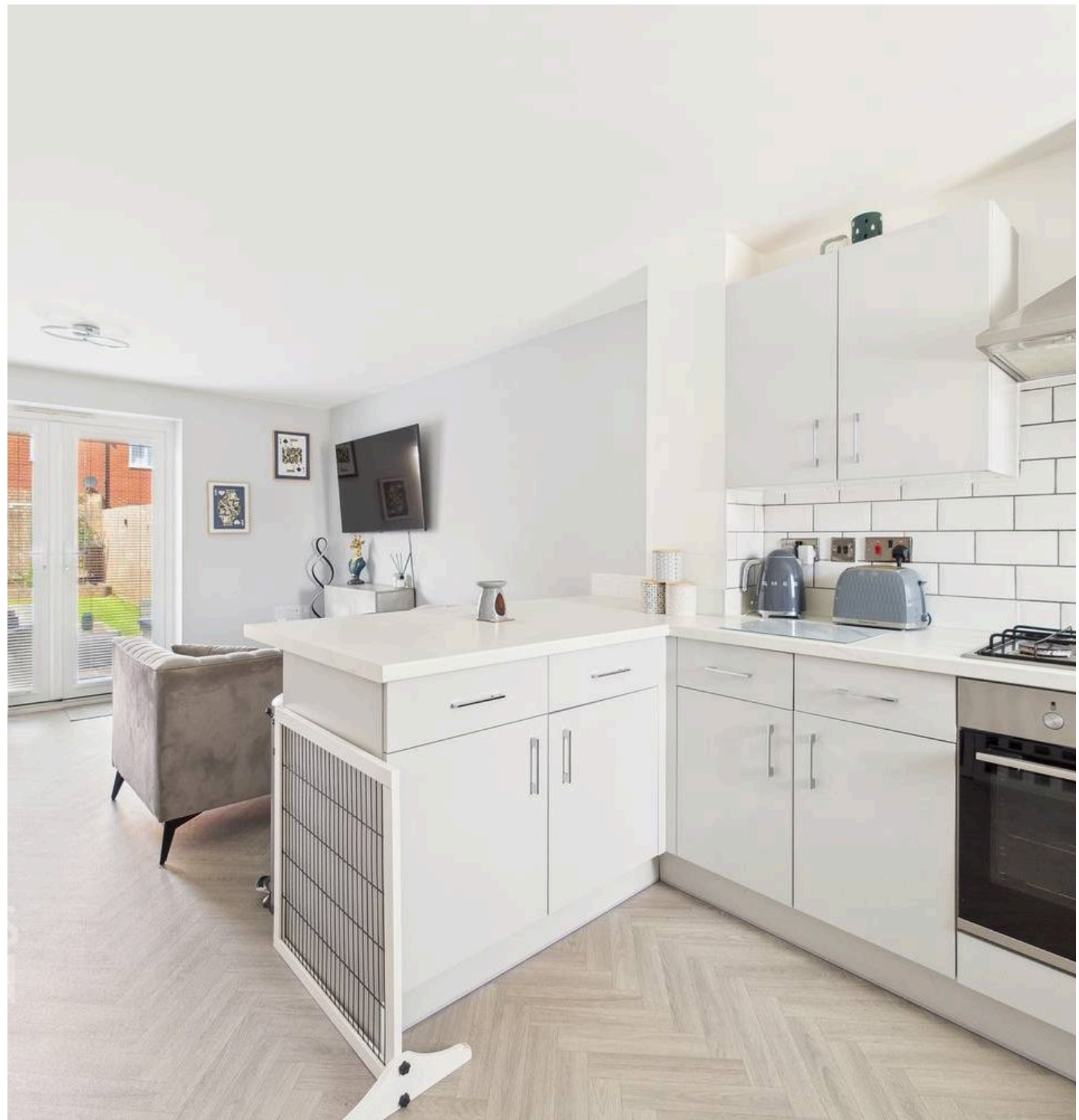
The property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.

SETTING THE SCENE

The property can be found set back from the street with a brick weave driveway allowing for off road parking whilst a low maintenance lawn frontage borders the flagstone walkway to the front of the home with tile and pitch dawning above the front door.

THE GRAND TOUR

Once inside a small entrance lobby, it allows you to slip off coats and shoes before heading inside to the rest of the living accommodation while stairs for the first floor sit directly in front.



The open plan downstairs accommodation will initially greet you, measuring some 22' in length, the space features an upgraded kitchen with integrated appliances including an oven and hob with all herringbone style flooring taking you through to the rest of the accommodation. Stepping beyond the breakfast bar seating space, the sitting room area emerges all freshly and neatly decorated by the current owners with decorative panelling mounted on the wall and uPVC double glazed French doors taking you onto the extended rear garden patio. Within this space access comes directly into the two piece WC which has been redecorated by the current owners and currently houses a low level radiator.

The first floor landing splits to allow access into the first two of the two bedrooms as well as the three piece family bathroom suite again with all upgraded tiling and shower head glass screen mounted over the bath. The larger of the double bedrooms within this floor sits towards the rear of the home again with all decorative panelling mounted on the walls for added texture. The larger open carpeted floor space allows for a large double bed and wall to wall wardrobes. The smaller of the rooms sits towards the front of the home next to the stairs. Whilst the space is currently used as a dress room, it could accommodate a larger single bed or to be used as a home office or potential nursery.

The second floor landing again takes you into the larger of the bedrooms whilst a sizable storage cupboard sits at the very top of the stairs, perfect to be used as a built in wardrobe. The bedroom itself is flooded with natural light due to its dual facing aspect of vaulted ceilings featuring Velux windows and large open carpeted flooring meaning more than enough space for a double bed with additional soft furnishings and wall mounted radiator.

FIND US

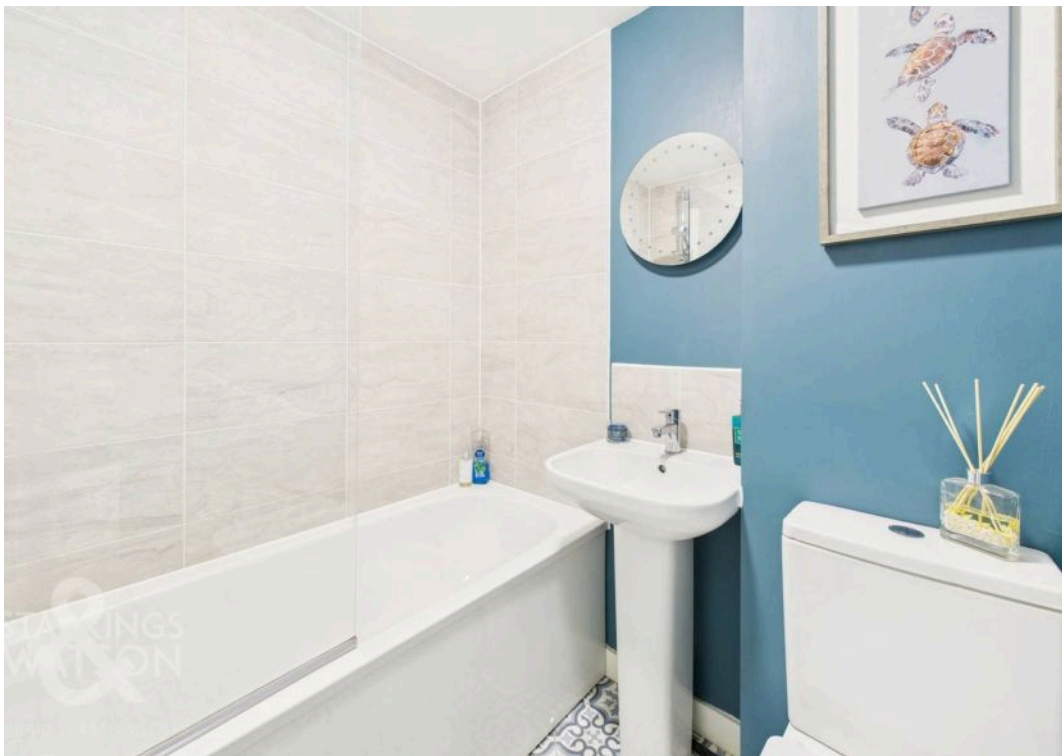
Postcode : NR9 5FN

What3Words : ///vans.wished.fired

VIRTUAL TOUR

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



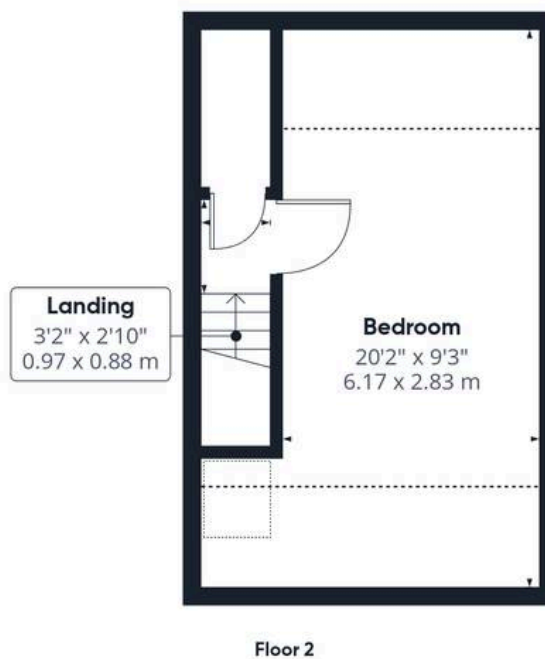
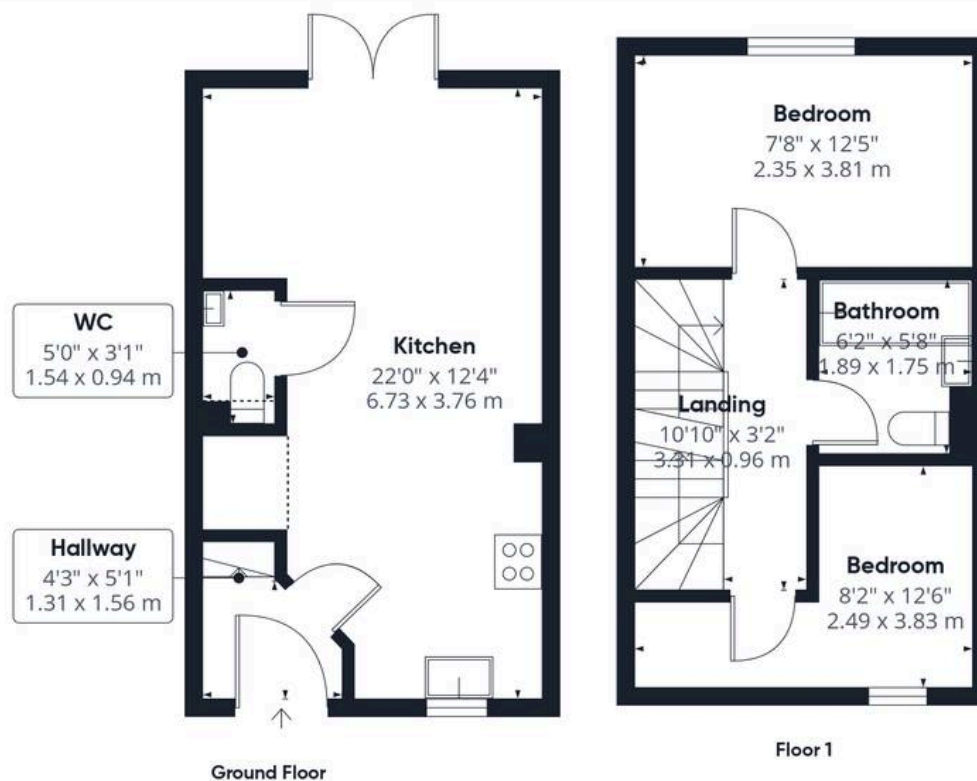




THE GREAT OUTDOORS

The rear garden has been improved by the owners with extended patio seating area. The space is fully enclosed with timber panel fencing and laid with artificial lawn for a low maintenance and attractive feel while the very rear of the garden features a raised railway sleeper planting bed to add colour and vibrancy to the outside area.





Approximate total area⁽¹⁾

723 ft²

67.2 m²

Reduced headroom

81 ft²

7.5 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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