



John Howes Close, Easton - NR9 5DP

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## John Howes Close

Easton, Norwich

Benefiting from a recent full REDECORATION including upgraded flooring and carpets, this SEMI-DETACHED HOME is tucked down a PRIVATE CLOSE with a generous frontage giving AMPLE OFF ROAD PARKING leading towards a DETACHED BRICK GARAGE to the rear of the home. Internally, a bright and welcoming décor can be found throughout where a 14' updated kitchen gives ampler storage whilst boasting an INTEGRATED OVEN and HOB with a 17' SITTING/DINING ROOM to the rear with conservatory at the very rear backing onto the rear garden. The first floor landing splits to allow access in to THREE BEDROOMS all of which having use of the attractively modernised FAMILY BATHROOM. The rear garden is FULLY ENCLOSED and offered in a LOW-MAINTENANCE yet attractive manner.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Updated 14' Open Kitchen With Integrated Cooking Appliances
- 17' Sitting/Dining Room With Updated Carpet
- Three Bedrooms, All Boasting A Fresh Redecoration
- Modern Three Piece Family Bathroom
- Fully Enclosed, Low-Maintenance Rear Garden
- Large Driveway & Detached Brick Garage
- Short Walk To Local Primary School & Community Centre

This property is tucked away on a small and private cul-de-sac and 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 streets within this private close where a mixture of lawn, frontage and parking can be found. At the front of the home, the driveway extends back through iron swinging gates to offer further parking sat in front of the detached brick garage.



## THE GRAND TOUR

Once inside, an entrance lobby is the first place to greet you, ideally positioned for taking off coats and shoes before heading into the remainder of the home. Immediately to your left, the kitchen opens up with a large inviting floor space leading to a wide array of wall and base mounted storage units which house an integrated oven and hob with extraction above whilst leaving room and plumbing for further free standing appliances including a fridge, freezer, washing machine and tumble dryer with inset one and a half enamelled sink looking through the large uPVC double glazed windows which allow natural light to flood the room. Two well proportioned storage cupboards are built into this space whilst the sitting and dining room emerges just beyond this laid with all freshly laid carpets and leaving more than enough room for a large sitting room suite with formal dining table allowing for a potential choice of layout of soft furnishings due to its large and conventional size. Through a set of uPVC double glazed French doors, the conservatory can also be found fully enclosed with uPVC double glazed windows. The space is laid with vinyl tiled flooring and overlooks the rear garden creating a handy additional living space.

The first floor landing splits in both directions to allow access into all three of the bedrooms as well as the modernized three piece family bathroom suite complete with attractive tiled surround and flooring with wall mounted heated towel rail, large frosted glass wind rainfall shower head with glass screen mounted over the bath. The two larger bedrooms can be found along the external wall of the home whilst being similar in size, both are laid with carpeted flooring leaving more than enough room for additional soft furnishings and storage alongside large double bed. The smaller of the bedrooms sits just at the top of the stairs, again immaculately and recently decorated by the current owners with all carpeted flooring and rear facing window overlooking the garden behind.

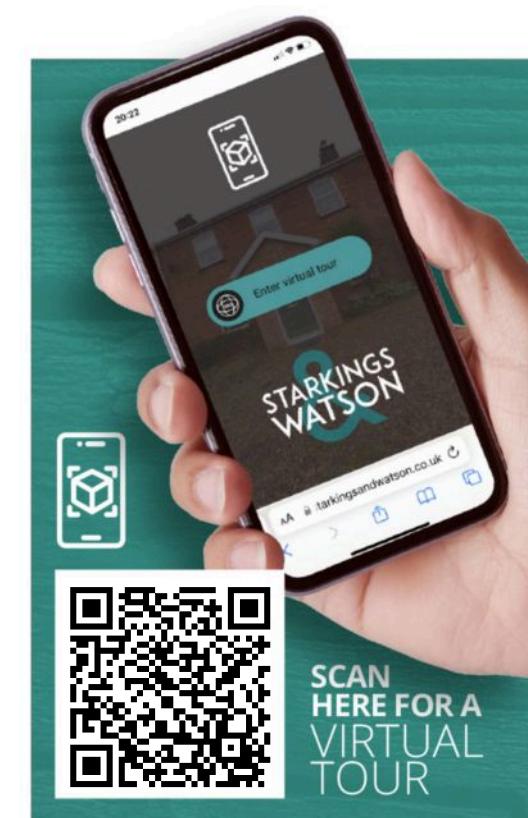
## FIND US

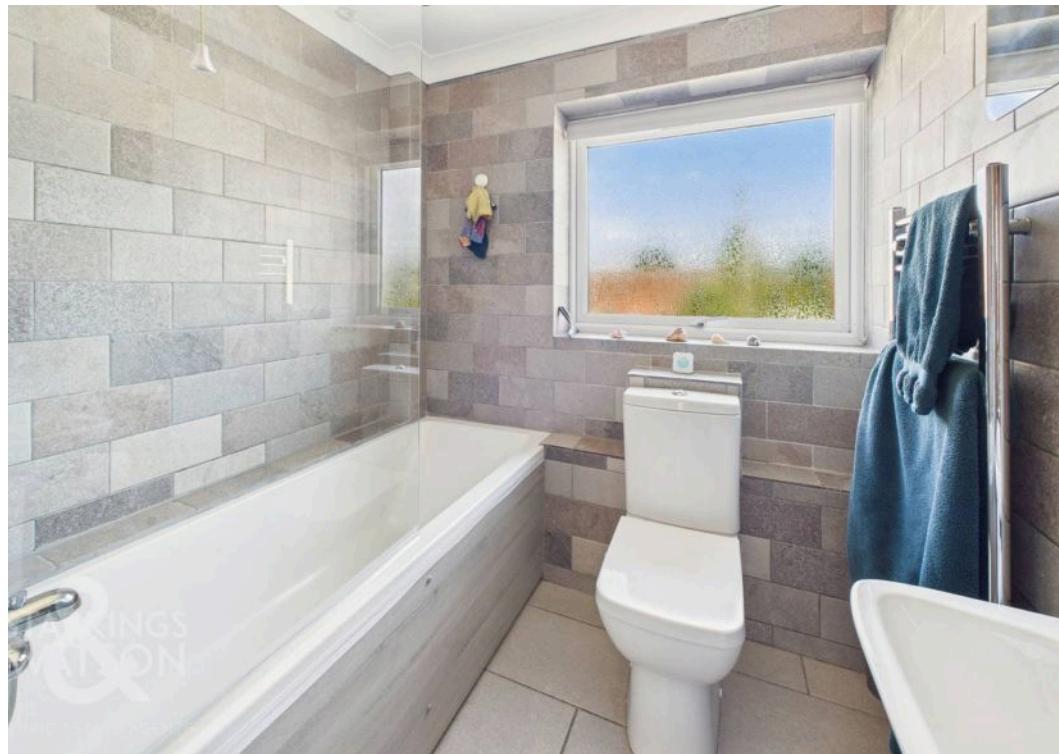
Postcode : NR9 5DP

What3Words : ////plotter.heat.error

## VIRTUAL TOUR

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



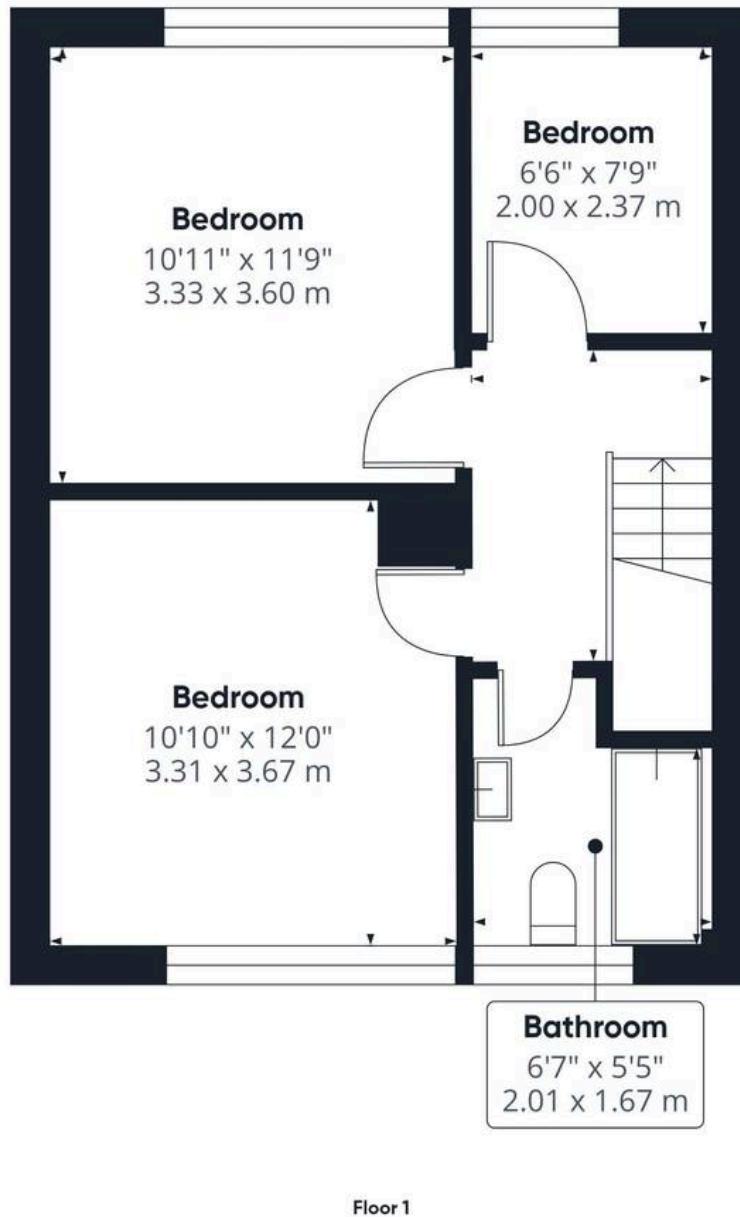




## THE GREAT OUTDOORS

The rear garden itself is fully enclosed with timber panel fencing creating a private and secluded setting with flagstone patio seating area leading towards an artificial lawn space, leaving the lawn attractive yet low maintenance. A personal access door takes you directly into the garage whilst additional storage space can be found just off the rear of this.





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

887 ft<sup>2</sup>  
82.2 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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