



Ladys Mantle Way, Easton - NR9 5FN



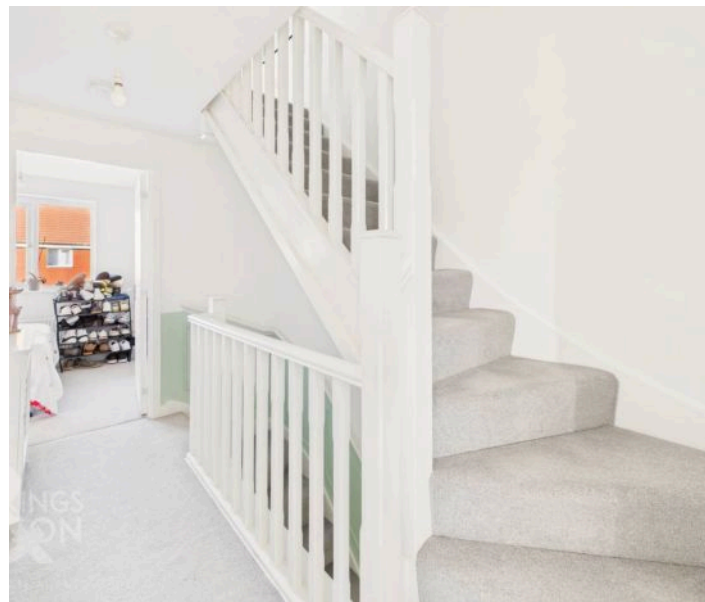
Ladys Mantle Way

Easton, Norwich

Situated on the outskirts of Norwich this popular development offers fantastic access to the main arterial roads around the city as well as Longwater Retail park with great links to schools and all other amenities. The property offers a versatile accommodation split over three levels with the main living area being a 21' OPEN PLAN space with the kitchen boasting INTEGRAED APPLIANCES and access into the ground floor WC. Across the next two levels, a total of THREE BEDROOMS can be found all of which having use of the three piece family bathroom suite. The rear garden has been updated by the current owners to offer an attractive yet low-maintenance feel with artificial lawn and extended patio slabs with ALLOCATED OFF ROAD PARKING to the front of the home.

Council Tax band: C

Tenure: Freehold



- Mid-Terrace Townhouse
- Spacious Accommodation Over Three Floors
- 21' Open Plan Living Space
- Kitchen With Integrated Appliances
- Three Bedrooms
- Family Bathroom & Ground Floor WC
- Fully Enclosed & Updated 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 towards the top of the road where a brick weave shared drive leads you towards the off road allocated parking to the very front of the home. Again set upon a brick weave driveway. A small lawn frontage is parted by a flagstone walkway taking you to the tiled and pitched front door.



THE GRAND TOUR

Once inside, a smaller entrance lobby creates the ideal space to slip off coats and shoes before heading into the remainder of the home with stairs for the first floor directly ahead and access to the main living space to your left. Once inside, the kitchen is the first space to greet you with all upgraded tile splashbacks with and a wide array of wall and baseline storage units. The kitchen offers an integrated oven and hob with extraction found above whilst leaving room with plumbing for further appliances such as a fridge, freezer and washing machine. A handy under the stair storage space can be found to your right before heading onto the carpeted portion off the home forming the sitting room area with extended work surfaces in the kitchen creating the ideal breakfast bar seating space. An access door to your right hand side takes you into the ground floor two piece WC with the floor then opening up to the very rear of the home suited for a formal sitting room suite with uPVC double glazed French doors taking you onto the rear garden patio.

The first floor landing splits each direction to take you into each of the bedrooms with the larger coming towards the rear of the home, more than large enough to accommodate a double bed with further storage solutions whilst the slightly smaller sits towards the front currently functioning as a walk in wardrobe however perfectly sized as a single bedroom, nursery or potential home office setup between each of the bedrooms. The three piece bathroom suite can be found with a full range of tiling and shower head with glass screen mounted over the bath and low level radiator. The second floor takes you towards the very top of the home where a handy storage cupboard sits at the very top of the stairs whilst the main bedroom sits at the very top.

An impressively sized room measuring 19' in length with part vaulted ceilings and a dual facing aspect of Velux windows allowing natural light to fill the room. The open carpeted floor space leaves more than enough room for a large double bed with additional soft furnishings and storage solutions.

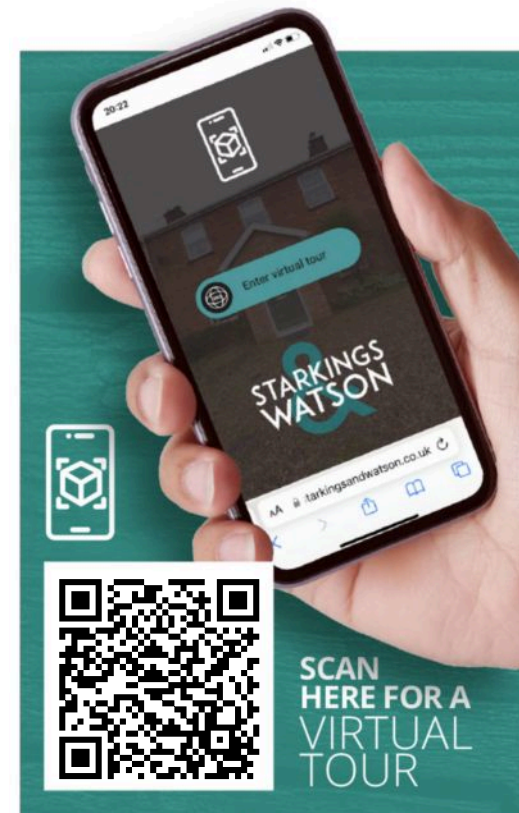
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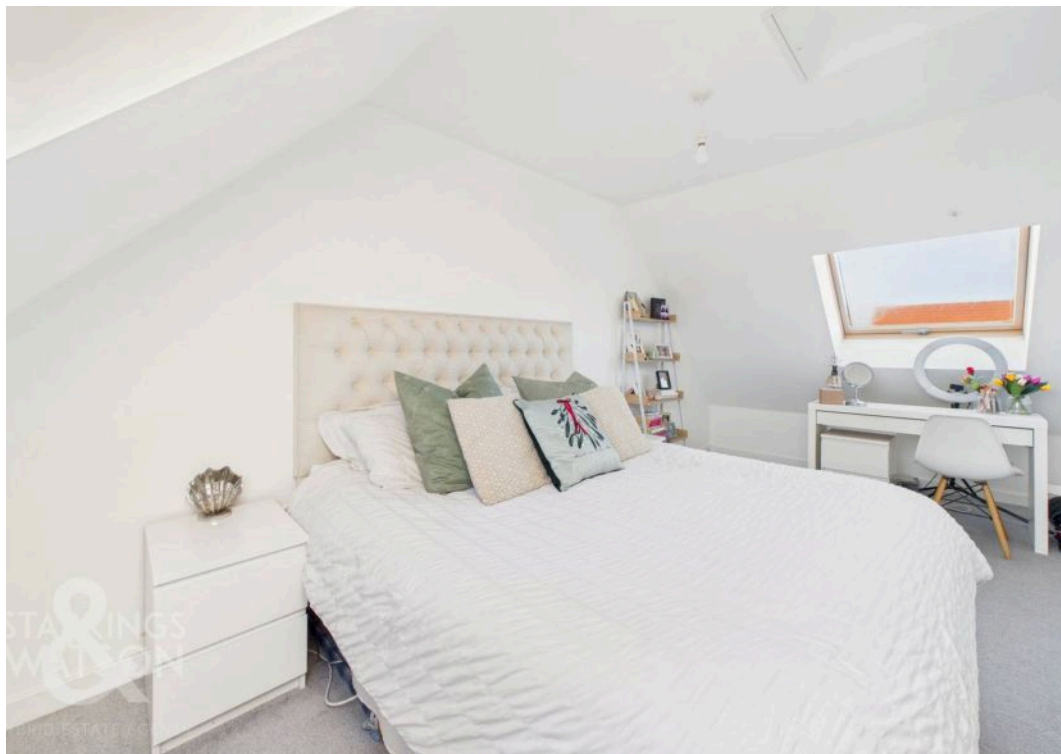
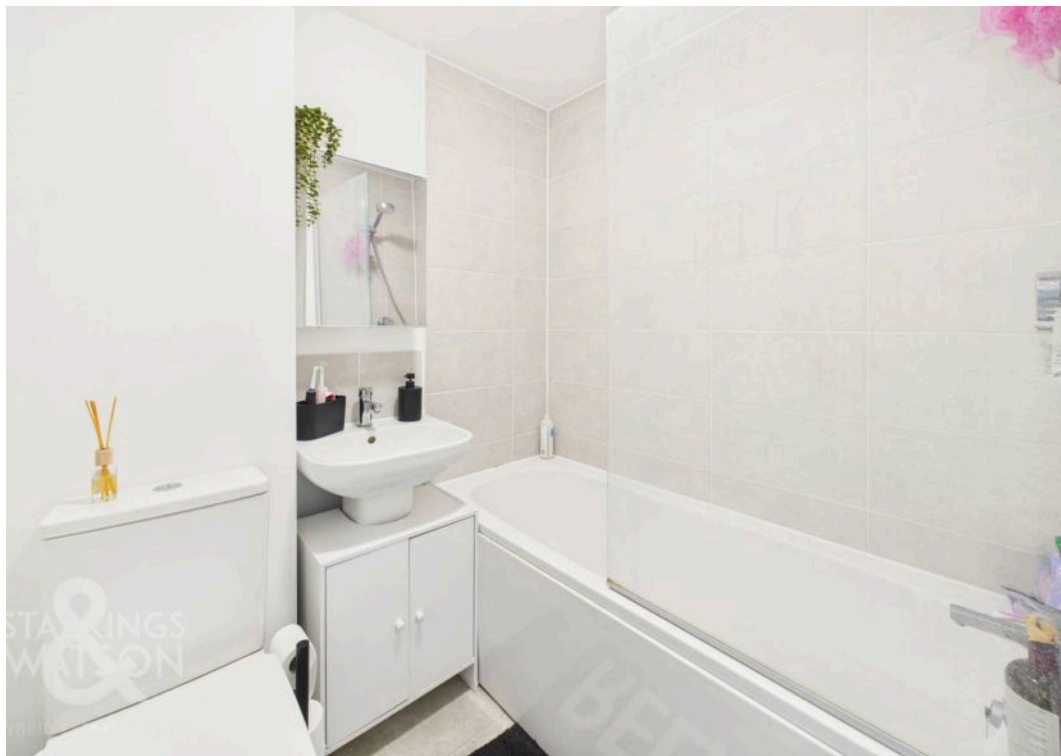
Postcode : NR9 5FN

What3Words : ///gossiped.glaze.abode

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 upgraded by the current owners to create an attractive yet low maintenance feel where an extended flagstone patio creates the ideal outside seating space with pathway leading to the rear access gate and artificial lawn perfectly positioned for the warmer months.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

674 ft²

62.7 m²

Reduced headroom

69 ft²

6.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



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