



**Starlings' Way, Great Witchingham NORWICH NR9 5BG**



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## **Starlings' Way, Great Witchingham NORWICH**

Looking for a neat modern house in village setting? This two bedroom semi offers an en-suite and a family bathroom, gardens to front and rear and brick weave driveway parking. The village offers a range of amenities.



## Description

A well-presented modern semi, in now established village cul de sac setting. Offers two-bedroom accommodation with the bonus on an en-suite to bedroom 1, plus a family bathroom. Set behind a neat front garden with generous brick paved driveway parking and an enclosed garden to the rear. LPG gas fired central heating and double glazing. The village offers a range of amenities and lies approximately 28-minute drive to Norwich City.

## Entrance Hall

With double glazed front door, stairway leading off and door opening to

## Lounge

13' 1" x 12' Max ( 3.99m x 3.66m Max )

With double glazed windows to front and side.

## Kitchen / Dining Room

11' 10" x 11' 8" ( 3.61m x 3.56m )

With double glazed rear window, fitted range of base and wall units, work surfaces with stainless steel sink, electric hob with cooker hood above and separate double oven.

## Rear Lobby

With double glazed door opening to rear garden and Utility cupboard with shelving and space for washing machine.

## Landing

With balustrade to stairwell, linen cupboard and white panelled doors opening off to

## Bedroom 1

11' 1" x 10' 4" extending to 12' 6" Max ( 3.38m x 3.15m extending to 3.81m Max )

With double glazed front window, door to

## En-Suite

With double glazed window large shower cubicle and units around to w/c and inset wash basin, shavers' point, part tiled, extractor vent.

## Bedroom 2

12' 6" narrowing to 11' 6" x 8' 9" ( 3.81m narrowing to 3.51m x 2.67m )

double glazed rear window with views through trees to field beyond.

## Family Bathroom

with double glazed window to rear, partly tiled shavers point extractor vent units around to W/C and inset wash basin. Bath with shower over.

## Outside

Set behind a neat lawned front garden with small shrubs and a generous brick paved driveway to one side.

The rear garden is mainly laid to lawn with paved patio adjoining the house. There is a decking area to one side for sitting out. Meandering brick trimmed edging to flower and shrub bed to one side. Timber garden shed to far end and sleeper raised beds.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **Starlings' Way, Great Witchingham NORWICH**

- Modern 2 Bedroom Semi
- Established Village Setting
- Front and Rear Gardens
- Backs onto Fields
- Brick Weave Driveway with Ample Parking

Tenure: Freehold EPC Rating: C

# £250,000



Please note the marker reflects the postcode not the actual property

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**01603 873208**



[Reepham@williamhbrown.co.uk](mailto:Reepham@williamhbrown.co.uk)



4 Townsend Court, REEPHAM, NORWICH,  
Norfolk, NR10 4LD



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