



St. Michaels View, Flordon - NR15 1RR



## St. Michaels View

Flordon, Norwich

Nestled in a PICTURESQUE SPOT with FIELD VIEWS to side, this SEMI-DETACHED HOME boasts IMMENSE POTENTIAL for the savvy buyer. Spread across an approx. 0.18 ACRE PLOT (stms), the field views to the side add a touch of rural charm, providing a serene backdrop to daily life. Inside, the accommodation spans over 1130 Sq. ft (stms), featuring a spacious 21' OPEN PLAN SITTING/DINING ROOM, extended KITCHEN with adjoining CONSERVATORY. Upstairs, THREE cosy BEDROOMS and the family BATHROOM lead off the landing. The 17' GARAGE adjoining the property and offers the opportunity for extension (stp), unlocking even more possibilities for the creative homeowner dreaming of tailored spaces. The rear GARDEN is an integral part of the 0.18 acre plot (stms). The vast expanse is mainly grass adorned with mature planting and shrubbery.



Council Tax band: B

Tenure: Freehold

- Semi-Detached Family Home with Potential
- Approx. 0.18 Acre Plot (stms)
- Field Views to Side
- Over 1130 Sq. ft (stms) of Accommodation
- 21' Open Plan Sitting/Dining Room
- Extended Kitchen with Adjoining Conservatory
- Three Bedrooms
- Potential to Extend & Utilise the 17' Garage

The popular village of Flordon is approximately seven miles south of Norwich on the main A140. The village benefits from a good range of facilities with a regular bus services to Norwich, Long Stratton and Diss, with various nature walks too. Mulbarton & Newton Flotman are both approx. 2 miles away, which host a supermarket, doctors surgery, schools and a public house.

#### SETTING THE SCENE

Tucked away at the end of a private driveway, a shingle driveway sweeps around offering off road parking for several vehicles with access leading to the main property and adjoining garage. Laid to lawn, the front garden includes a variety of mature hedging and shrubbery, with a gated access leading to the rear garden.



## THE GRAND TOUR

Once inside, a porch entrance with wood effect flooring greets you, with a further door taking you to the hall entrance where stairs lead to the first floor landing and storage is provided below. To your right hand side, a door leads off to the main open plan sitting/dining room with a feature cast iron woodburner and front facing window with fitted carpet running through the space. Ample room is provided for soft furnishings and a dining table. An opening takes you to the adjacent kitchen while sliding patio doors open up to the conservatory extending the living space. The conservatory offers windows side and rear, with a door to side and wood effect flooring underfoot. The kitchen offers an extended space with a range of wall and base level units in both sections, with a door taking you to the conservatory and space provided for general white goods including an electric cooker, fridge freezer and washing machine. Tiled splash-backs run around the work surface with a window facing to rear, and wall mounted gas fired central heating boiler to one side.

Heading upstairs, the carpeted landing leads to three bedrooms, starting on your right hand side with the first double bedroom including built-in storage over the stairs. The main bedroom sits adjacent with a built-in wardrobe and front facing uPVC double glazed window whilst the third bedroom can easily house a double bed if required, whilst enjoying garden views. Completing the property is a family bathroom with a three piece suite including a shower over the bath, with tiled splash-backs, wood effect flooring and built-in airing cupboard.

## FIND US

Postcode : NR15 1RR

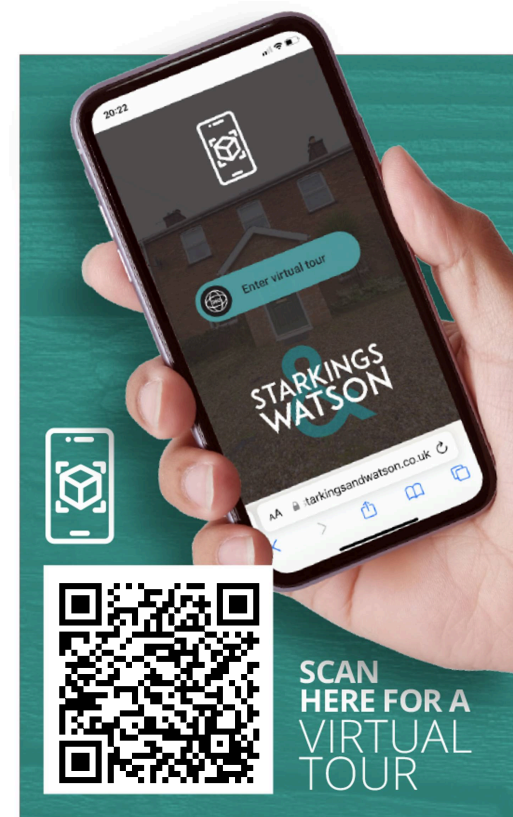
What3Words : ///smiled.advantage.offers

## VIRTUAL TOUR

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

## AGENTS NOTE

The property utilises a septic tank. Heating is via LPG central heating.



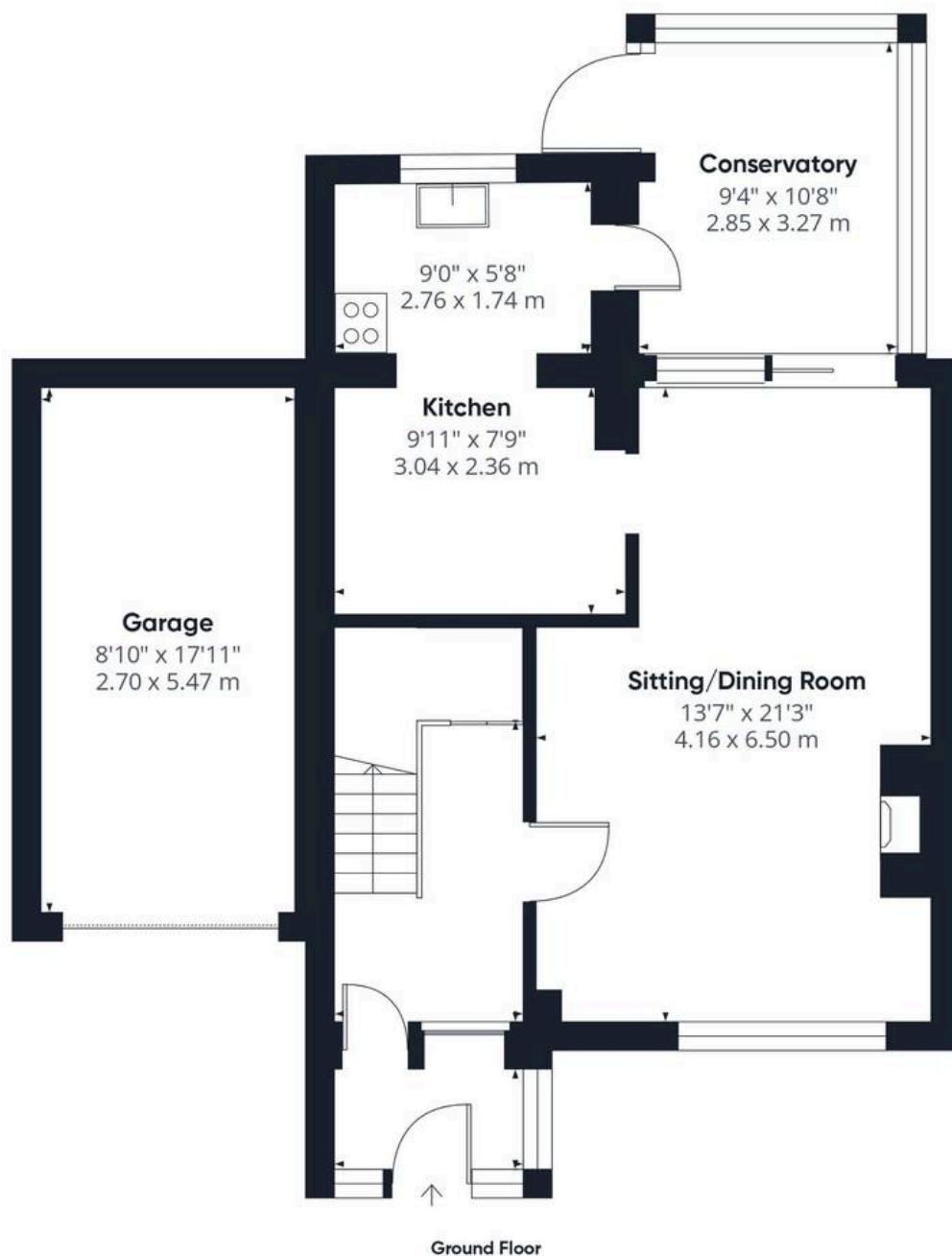




## THE GREAT OUTDOORS

The rear garden offers a sizeable expanse, forming part of the 0.18 acre plot (stms), mainly laid to grass, with a wealth of mature planting and shrubbery to all sides, with various fencing and hedging enclosing the space. The garden offers storage within the garage and various sheds which are in situ. Open views can be enjoyed across the adjacent fields, whilst the garden offers huge potential for further landscaping if required, the garage itself offers an up and over door to front, power and lighting.





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

1137 ft<sup>2</sup>

105.7 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.

**GIRAFFE 360**



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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 and 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.