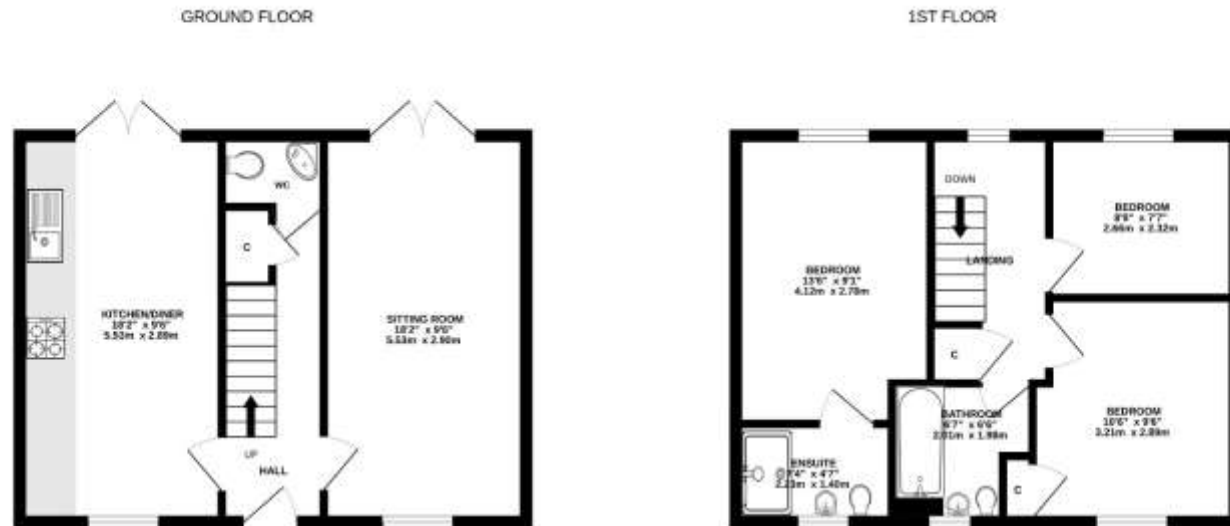


Starlings Way, Gt. Witchingham
OIEO £300,000 Freehold



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2020)



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Stunning Semi Detached Family Home
- Three Bedrooms & Principal En-Suite
- Kitchen/Dining Room
- Spacious Sitting Room
- Downstairs Cloakroom

- Larger Than Average Rear Garden
- Garage & Ample Off Road Parking
- Popular Village Location
- Ideal First Time/Family Purchase
- EPC Rating Tbc / Council Tax Band C

Description

A stunning three-bedroom family home, ideally situated within the popular village of Great Witchingham. Beautifully presented throughout, this fantastic property would make an ideal first-time purchase or family home and is further enhanced by a wonderfully generous rear garden, garage and ample parking.

The accommodation begins with a welcoming entrance hallway featuring a useful storage cupboard, staircase rising to the first floor and doors leading to the principal ground floor rooms. There is also a modern cloakroom fitted with a low-level WC and hand wash basin. The well-proportioned sitting room enjoys a pleasant outlook over the rear garden and features a charming fireplace, with French doors opening directly onto the patio, creating an ideal space for both relaxing and entertaining. The impressive kitchen/dining room measures over 18ft in length, offering ample space for a family dining table. Fitted with a range of modern wall and base units complemented by roll-edge work surfaces, the kitchen includes an integrated electric oven with hob and extractor hood, integrated fridge/freezer, dishwasher and inset sink with mixer tap. There is also plumbing for a washing machine, a concealed wall-mounted boiler and a second set of French doors providing access to the rear garden.

Upstairs, the spacious landing benefits from an additional storage cupboard and provides access to all three bedrooms and the family bathroom. The principal bedroom enjoys the added luxury of an en-suite shower room fitted with a modern three-piece suite comprising a shower cubicle, low-level WC and hand wash basin. Bedrooms two and three are both well-proportioned, with the second bedroom also benefiting from a built-in storage cupboard. The family bathroom is finished with a contemporary three-piece white suite.

Outside

Outside, the property enjoys a lawned front garden together with two allocated parking spaces. To the rear, there is a single garage with an up-and-over door and a driveway providing ample off-road parking. A gate leads into the standout feature of the property, a larger-than-average rear garden, predominantly laid to lawn with a generous patio seating area and an attractive selection of mature flowers and shrub borders, creating a wonderful space for children, pets and outdoor entertaining.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax C

Tenure

Freehold

Directions

Follow the A1067 Fakenham Road through Taverham and continue to Gt. Witchingham. Turn right into Hubbards Loke and at the junction turn left and follow the road round where the property can be found indicated by our For Sale Board.

