



Rigby Close, Framingham Earl - NR14 7TL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Rigby Close

Framingham Earl, Norwich

Offered with NO CHAIN, this DETACHED FAMILY HOME is perfectly positioned in a quiet cul-de-sac, providing approximately 848 sq. ft (stms) of well-planned accommodation. The property welcomes you with a spacious entrance hall leading to TWO RECEPTION ROOMS, ideal for both formal entertaining and relaxed family living. The FITTED KITCHEN offers workspace and storage, seamlessly connecting to the dining area for easy meal preparation and every-day convenience. Upstairs, THREE WELL-PROPORTIONED BEDROOMS and a FAMILY BATHROOM provide comfortable accommodation for families or those seeking extra space for guests or a home office. Additional features include DRIVEWAY PARKING and an INTEGRAL GARAGE, ensuring secure storage and practicality. This home benefits from a bright, airy feel throughout, with generous windows allowing natural light to flow freely. Located within walking distance of local amenities and reputable schooling, this property combines the best of convenience and comfort in a sought-after residential setting. The rear GARDEN is thoughtfully enclosed by timber panel fencing and mature hedging, ensuring privacy and a tranquil atmosphere. The garden is mainly laid to lawn, with a full-width patio running across the rear of the property.



Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Family Home in a Cul-De-Sac Setting
- Approx. 848 Sq. ft (stms) of Accommodation
- Two Reception Rooms & Fitted Kitchen
- Three Bedrooms & Family Bathroom
- Driveway Parking & Integral Garage
- Tree Lined Rear Garden with a Central Lawn & Patio Seating
- Walking Distance to Local Amenities & Schooling

Situated within the highly sought after South Norwich village of Framingham Earl. The village itself offers every amenity a family could need, including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.



SETTING THE SCENE

Set back from the road and approached via a hard-standing driveway, off-road parking is provided for one vehicle, whilst access leads to the integral garage. The lawned gardens sit adjacent with gated access to the rear and a pathway to the main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, with integral access to the garage. The dining room leads off the hall with fitted carpet underfoot and a built-in under-stairs storage cupboard. An opening takes you to the sitting room and door to the kitchen. The kitchen offers an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs running around the work surface. Space is provided for a fridge and washing machine, with tiled flooring underfoot, rear-facing window, and side access door. The sitting room enjoys garden views through the rear-facing sliding patio doors, fitted carpet underfoot, and a feature fireplace creating a focal point to the room.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors taking you to the three bedrooms - all finished with uPVC double glazing and fitted carpet. The two smaller bedrooms both include built-in wardrobes. Completing the property, the family bathroom is finished with a white three-piece suite including a mixer shower tap and shower over the bath, with tiled splash-backs and flooring.

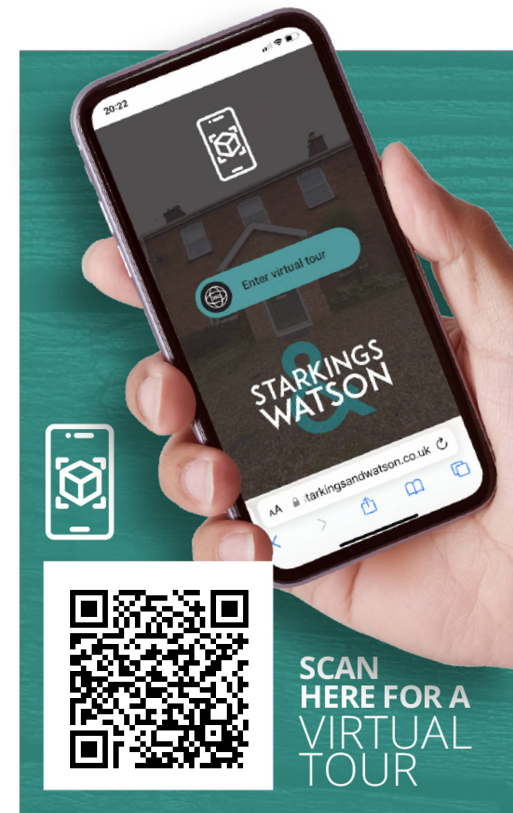
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VIRTUAL TOUR

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



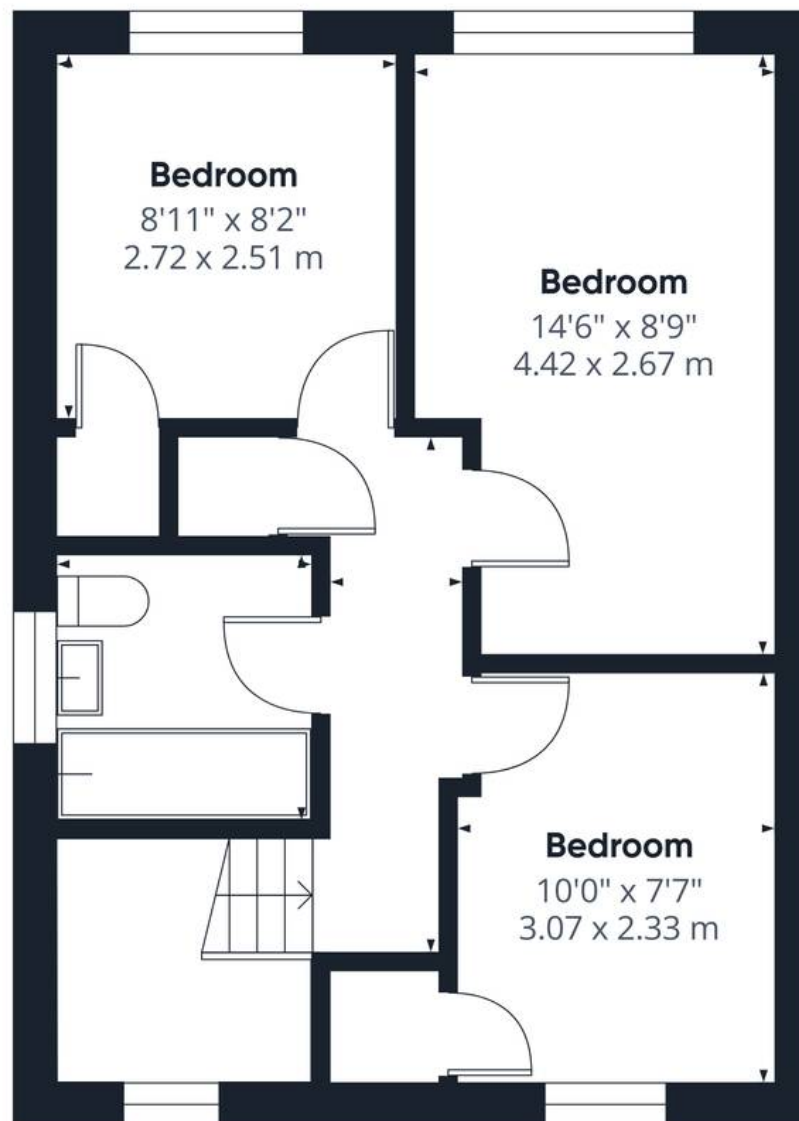
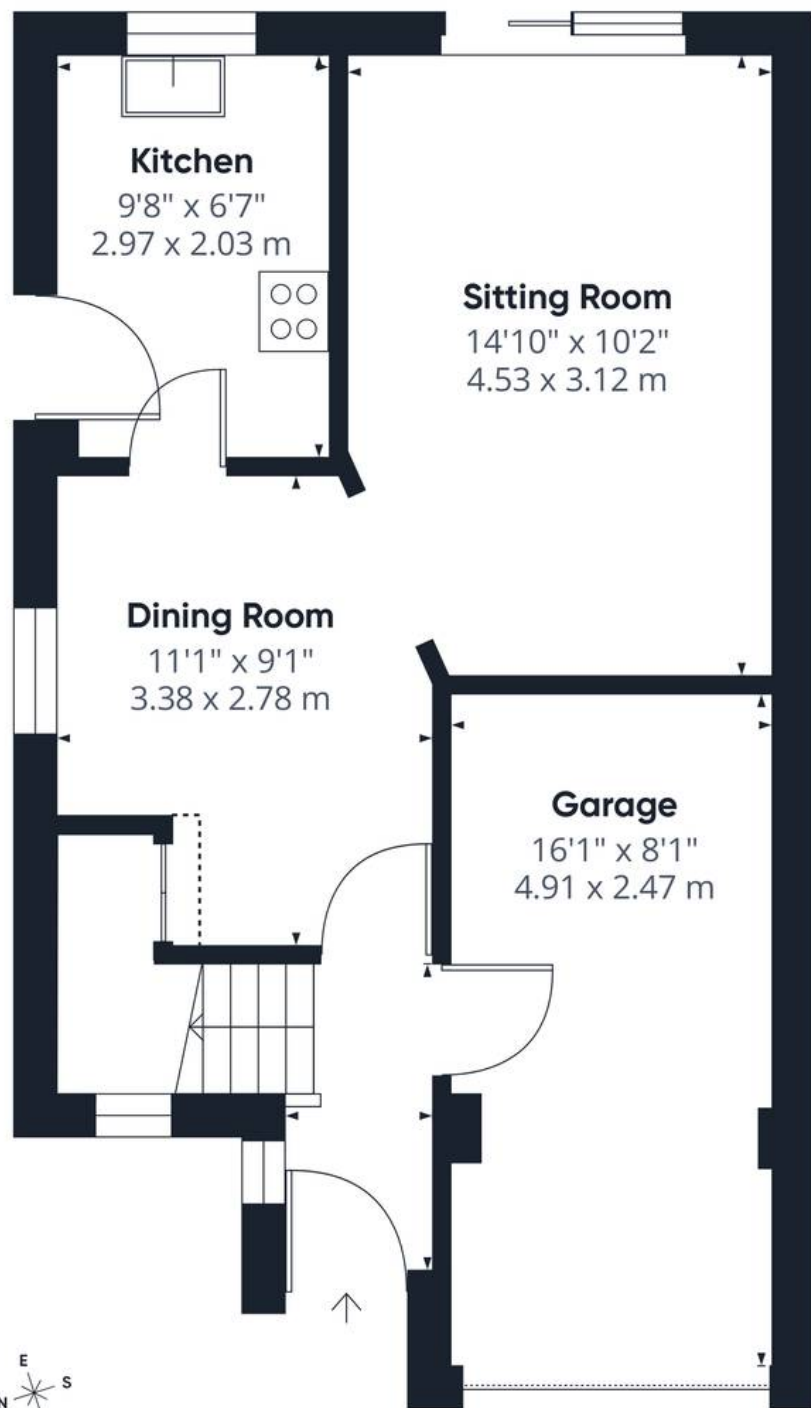




THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing and mature hedging, whilst being mainly laid to lawn. A full-width patio runs across the rear of the property with gated access to the driveway and a range of mature planting and shrubbery throughout. The garage is accessed from an up and over door to front with an integral door to the hall entrance, power and lighting.





Approximate total area⁽¹⁾

848 ft²

78.9 m²

Reduced headroom

2 ft²

0.2 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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