



Newton Close, Newton Flotman - NR15 1RE

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HYBRID ESTATE AGENTS



## Newton Close

Newton Flotman, Norwich

TUCKED AWAY IN A PEACEFUL CUL-DE-SAC, this well-presented SEMI-DETACHED HOME and LARGE GARDEN offers a rare combination of privacy, space, and convenience. The property welcomes you via a practical porch entrance, leading into a GENEROUS 17' SITTING/DINING ROOM finished with stylish wood effect flooring, perfect for both relaxing and entertaining. The FULLY FITTED KITCHEN is thoughtfully designed with ample storage and direct access to the rear garden, making indoor-outdoor living effortless. Benefitting from a NEWLY INSTALLED (2025) GAS FIRED COMBI HEATING BOILER, the home is both energy efficient and ready for immediate occupation. Upstairs, TWO DOUBLE BEDROOMS provide comfortable accommodation, each with space for wardrobes or a work-from-home setup. The FAMILY BATHROOM is finished with a modern white suite and features a SHOWER OVER THE BATH for added convenience. Practicality continues outside with a TANDEM DRIVEWAY providing off-road parking for multiple vehicles, a SHINGLED FRONTAGE for low-maintenance kerb appeal, and a SINGLE

GARAGE - with power, lighting, and overhead storage. Offering a surprisingly large and private rear garden, a SIZEABLE PATIO SEATING AREA, perfect for al fresco dining or morning coffee is enclosed within TIMBER PANEL FENCING for excellent privacy. Gated access leads to the front driveway, while a low level timber picket fence encloses the MAIN LAWNED EXPANSE - an ideal space for children to play, pets to roam, or keen gardeners to create their own oasis.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Home in a Tucked Away Cul-De-Sac Setting
- Large Gardens Offering a Surprising Private Patio & Lawned Space
- Porch Entrance & 17' Sitting/Dining Room with Wood Effect Flooring
- Fully Fitted Kitchen with Garden Access
- Newly Installed Gas Fired Combi Central Heating Boiler Fitted Dec 2025 & Carpets In 2024
- Two Double Bedrooms
- Family Bathroom with a Shower Over the Bath
- Tandem Driveway, Shingled Frontage & Single Garage



Newton Flotman is situated on the A140 south of the Cathedral City of Norwich. This desirable village location provides perfect accessibility to many major road links. The village itself has a Primary School with an excellent Ofsted report, a public house/restaurant and a regular bus link to Norwich, Long Stratton and Diss.

#### SETTING THE SCENE

Enjoying a cul-de-sac setting with a low maintenance shingle front garden, a brick-weave driveway offers off road parking with access to the main property and adjacent garage.

#### THE GRAND TOUR

Stepping inside the porch entrance, there is space for coats and shoes, with a further door taking you to the main sitting room beyond. Centred on a feature fireplace and finished with wood effect flooring underfoot, stairs rise to the first floor landing, whilst two front facing windows ensure for excellent natural light. A door takes you to the adjacent kitchen where a u-shaped arrangement of wall and base level units can be found, with space for an electric cooker and tiled splash-backs, wood effect flooring, space for fridge freezer, washing machine and dishwasher. A window and door face to the rear, whilst a newly fitted 2025 wall mounted gas fired central heating boiler sits to one corner.

Heading upstairs, the carpeted landing includes a built-in airing cupboard, with a loft access hatch above, with doors leading off to the two double bedrooms - both finished with fitted carpet and uPVC double glazing. The family bathroom sits in the middle, with a three piece suite including storage under the hand-wash basin, panelled bath with mixer shower tap and electric shower, with tiled splash-backs and heated towel rail.

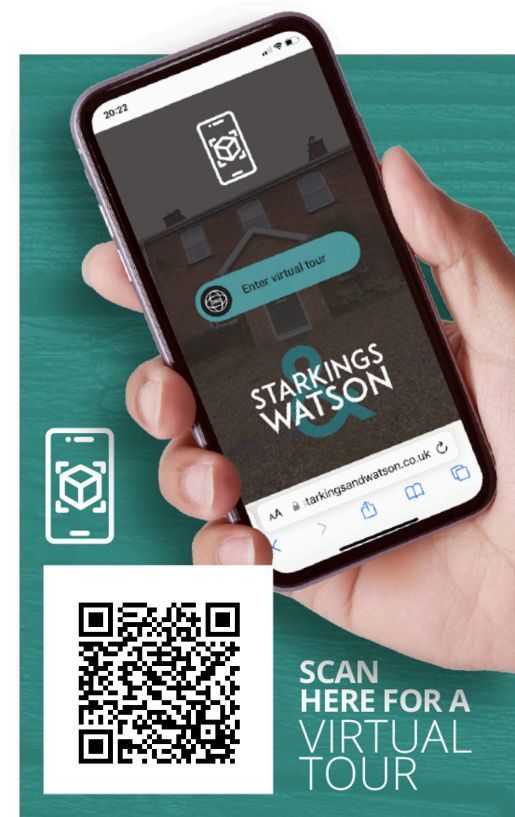
#### FIND US

Postcode : NR15 1RE

What3Words : ///upwardly.prowling.lorry

#### VIRTUAL TOUR

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



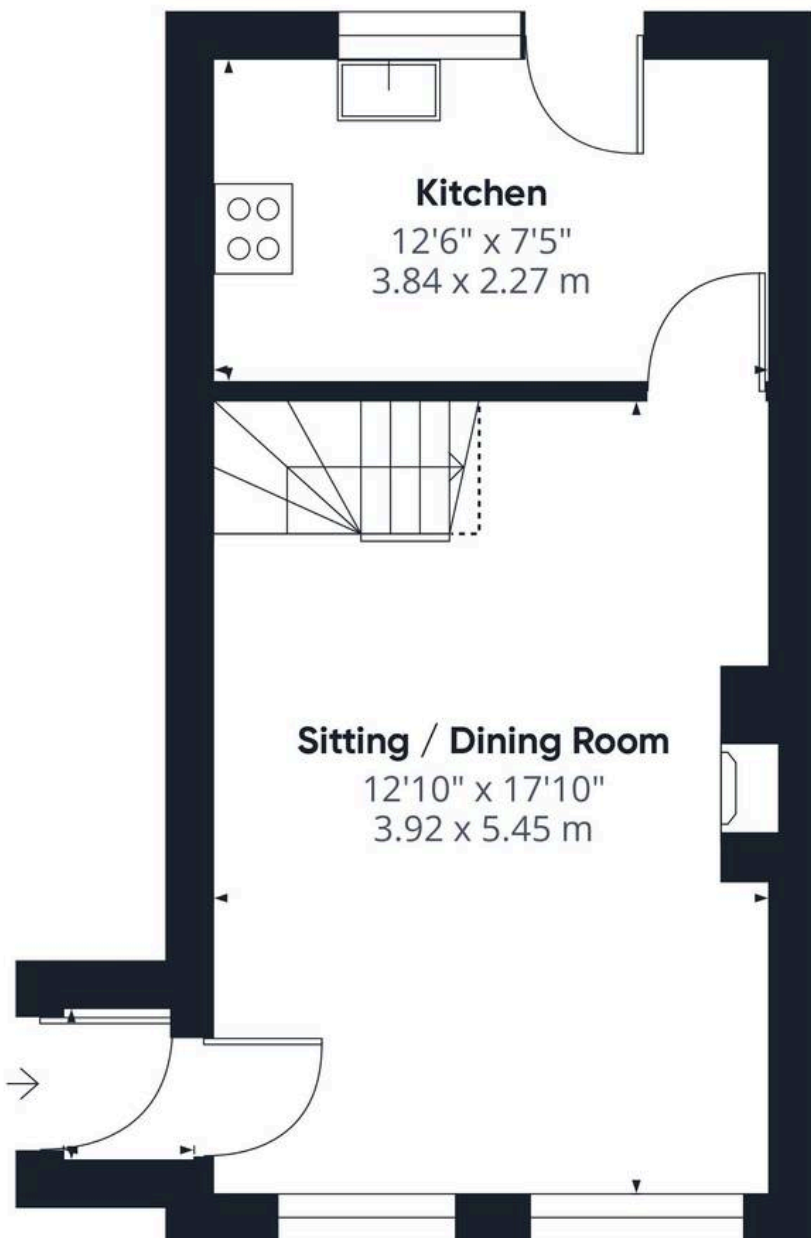




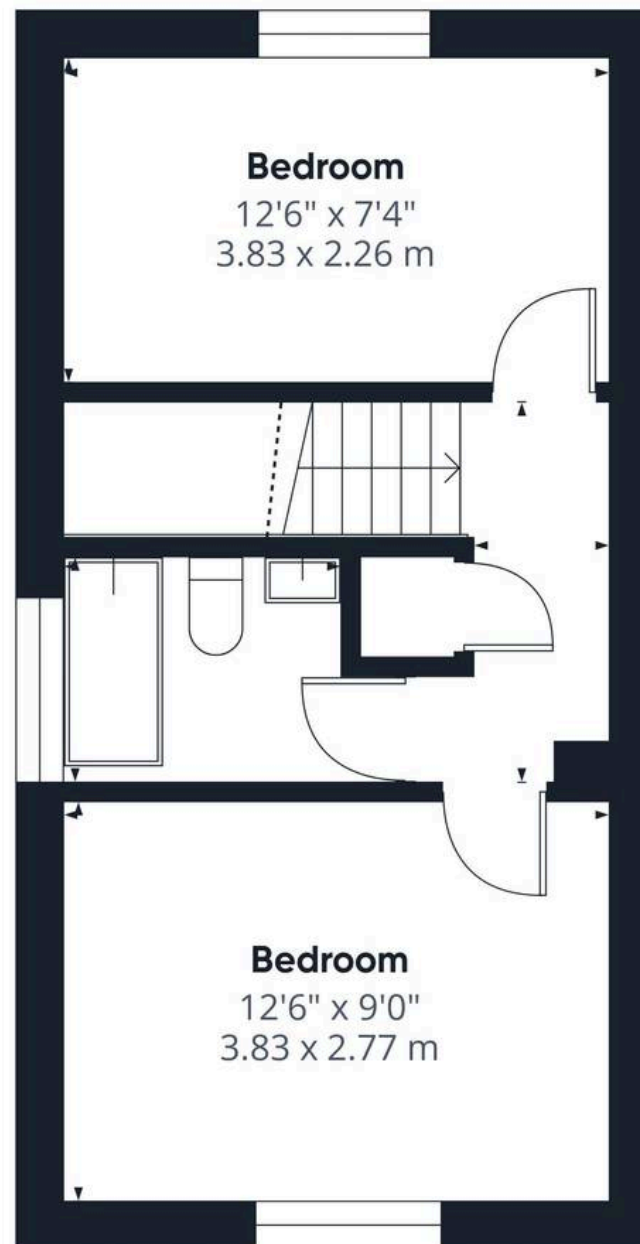
## THE GREAT OUTDOORS

Heading outside, the rear garden offers a sizeable patio seating area extending from the kitchen, enclosed within timber panel fencing, whilst gated access leads to the front driveway. A low level timber picket fence encloses the main large lawned expanse, where further storage areas can be found next to the garage with a hard standing area for a timber shed and greenhouse. A wide variety of mature hedging and shrubbery lines the borders offering a high degree of privacy and seclusion, with a tree lined aspect beyond. The garage is accessed via an up and over door to front, with a side access door, storage above, power and lighting.





Ground Floor



Floor 1



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

613 ft<sup>2</sup>

56.9 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>

1.1 m<sup>2</sup>

(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.

**GIRAFFE 360**



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