

propertyladder



Olive Avenue, Newton Flotman, NR15

Well-Presented Three-Bedroom Semi-Detached House - No Onward Chain!

GUIDE PRICE £220,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

COMFORTABLE SEMI WITH VILLAGE APPEAL!

Situated on Olive Avenue, Newton Flotman, this attractive semi-detached home offers well-balanced accommodation arranged over two floors and benefits from electric heating via wall-mounted heaters throughout.

The ground floor comprises a welcoming lounge, which leads through to an open-plan dining room, creating a sociable and versatile living space. The kitchen is positioned to the rear, providing direct access to the garden and offering practical space for everyday use.

To the first floor, the property offers two well-proportioned double bedrooms, a single bedroom, and a family bathroom.

“mainly laid to lawn with a patio area, ideal for outdoor dining”



Overview

- No Onward Chain
- Electric Heating Via Wall-Mounted Heaters
- Lounge And Open-Plan Dining Room
- Kitchen With Garden Access
- Two Double Bedrooms And One Single
- Family Bathroom
- Off-Road Parking To The Front
- Front And Rear Gardens With Patio And Shed
- Popular Village Location





Location

Newton Flotman is a well-regarded village located to the south of Norwich, offering a range of local amenities including shops, schools, pubs and regular bus services. The village enjoys convenient access to the A140, providing excellent links to Norwich city centre and the wider Norfolk area, making it ideal for commuters and families alike.

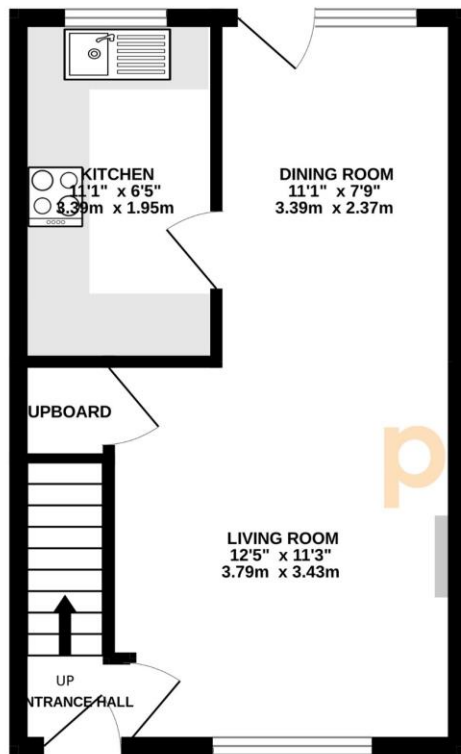


Outside

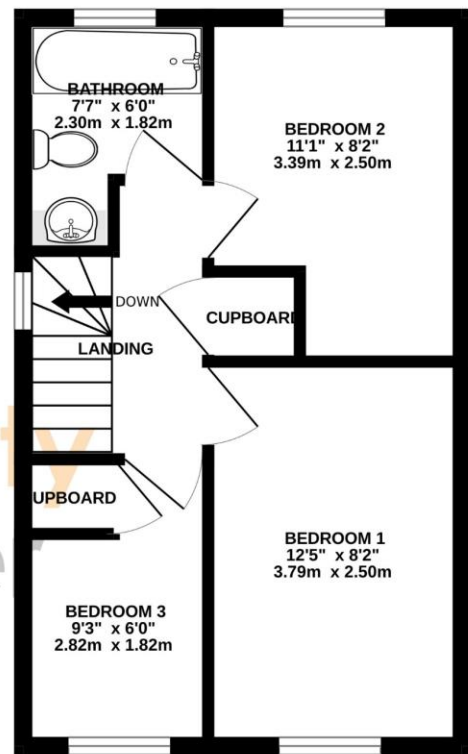
Externally, the property benefits from off-road parking to the front, alongside a lawned garden. The rear garden is mainly laid to lawn with a patio area, ideal for outdoor dining, and a timber shed providing useful storage.

The property is offered to the market with no onward chain, presenting an excellent opportunity for buyers seeking a straightforward purchase in a popular village location.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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.
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FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: B

LOCAL AUTHORITY: SOUTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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