



Waterside Gardens, Newton Flotman - NR15 1PA



Waterside Gardens

Newton Flotman, Norwich

Enjoying a PRIVATE CUL-DE-SAC setting, this spacious FIVE-BEDROOM FAMILY HOME offers approximately 1,336 sq ft (stms) of well-presented accommodation in a highly sought-after position CLOSE TO THE A140 and NORWICH CITY CENTRE. The property features a HALL ENTRNACE and W.C, leading to the formal sitting room, ideal for entertaining or relaxing, alongside an IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM which forms the HEART of the HOME. The kitchen is thoughtfully designed for MODERN LIVING, enjoying a PART VAULTED CEILING with VELUX WINDOWS - providing ample workspace and storage, while the adjoining GARDEN ROOM offers flexibility for dining and family gatherings. Upstairs, FIVE well-proportioned BEDROOMS cater to a variety of needs, whether for family, guests, or home working. The MAIN BEDROOM includes an EN SUITE, with the family bathroom also including a SHOWER. The property also benefits from a LOW MAINTENANCE GARDEN with artificial lawn and DECKING, a garage with driveway parking, and access to a unique communal garden exclusive to residents.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Private Cul-De-Sac Setting with Secret Communal Garden
- Excellent Position Close to the A140 & Norwich City Centre
- Approx. 1336 Sq ft (stms)
- Formal Sitting Room
- Open Plan Kitchen/Living
- Five Bedrooms
- Low Maintenance Garden with Artificial Lawn & Decking
- Garage & Driveway Parking

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

The property occupies a private cul-de-sac setting with a hard standing driveway offering off road parking for several vehicles, with a lawned front garden, gated access to the rear, with access to the detached garage and main entrance door.



THE GRANT TOUR

Once inside, the hall entrance offers wood effect flooring underfoot for ease of maintenance, with stairs rising to the first floor landing, useful ground floor W.C tucked away with a white two piece suite including tiled flooring and tiled splash-backs. The main sitting room is located at the front of the property with a feature fireplace creating a focal point to the room, with fitted carpet underfoot and a dual aspect windows to front and side. The kitchen/dining room is open plan and sits under a part vaulted ceiling with the kitchen units offering an L-shaped arrangement of wall and base level storage, with integrated cooking appliances including an inset gas hob and built-in electric double oven with a extractor fan above. Space is provided for a fridge freezer, dishwasher and washing machine, with the floor standing gas fired central heating boiler sitting to one side. Tiled splash-backs run around the work surface with a rear facing window and twin velux windows above offering a light and bright feel. Tiled effect flooring flows throughout the space with ample room for a dining table, whilst an opening to the garden room creates a seamless flow into a further reception space with windows and French doors opening up onto the garden. Sitting under a vaulted glass roof, this spacious room enjoys a light and bright feel, with ample space for soft furnishings and continued tiled effect flooring with under-floor heating.

Heading upstairs, the carpeted landing is flooded with natural light whilst leading to three bedrooms and the main family bathroom. The main double bedroom sits to the front of the property with fitted carpet underfoot, twin built-in double wardrobes and front facing window, with a door taking you to a private ensuite. Finished with a white three piece suite including tiled splash-backs and wood effect flooring, a walk-in shower cubicle offers a thermostatically controlled shower, whilst a side facing window and heated towel rail are installed.

The two further bedrooms are both finished with fitted carpet and built-in wardrobes, with the family bathroom offering a three piece suite including an electric shower and glazed shower screen over the bath, with tiled splash-backs and wood effect flooring.

The top floor carpeted landing includes an eaves storage access with doors leading into two further double bedrooms - both finished with velux windows and built-in storage.

FIND US

Postcode : NR5 1PA

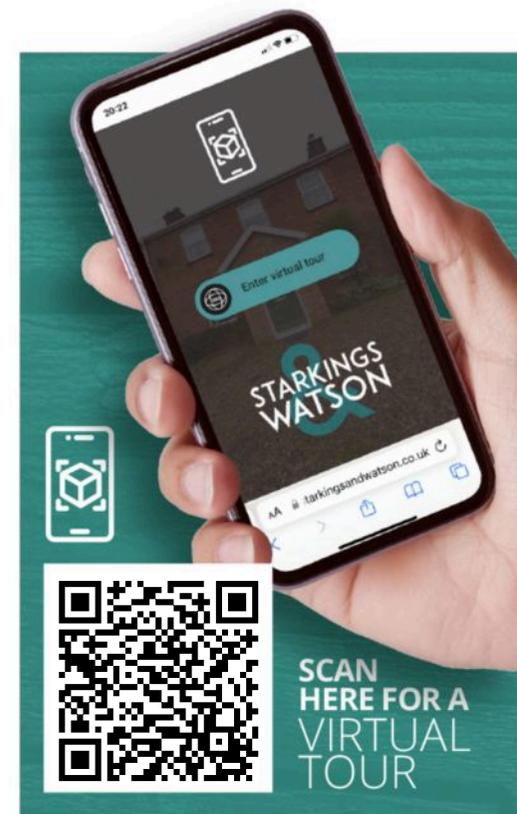
What3Words : ///remit.webcams.confident

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge of £75 is due for the upkeep of the communal grounds within Waterside Gardens. Due to the road being un-adopted, residents have a refuse collection point at the end of Waterside Gardens.







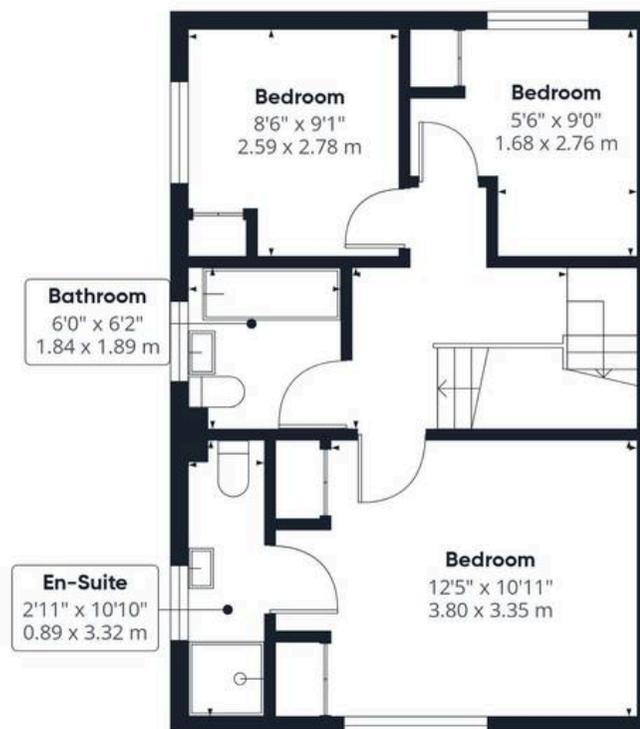
THE GREAT OUTDOORS

The rear garden is low maintenance and finished with an artificial lawn, patio seating area and raised timber decking to the far corner and rear boundary. Enjoying a bright and sunny aspect, the garden is enclosed within timber panel fencing for privacy and seclusion. The garage offers an electric up and over door to front, side access door, with storage above, power and lighting. All residents of the close have access to the communal Secret Garden which has a security gate for access, with a large lawned expanse, and riverside frontage.

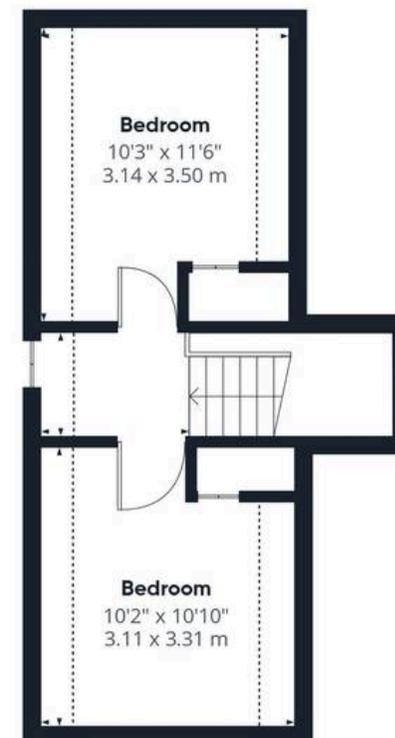




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1336 ft²
124.1 m²

Reduced headroom

54 ft²
5 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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