

# Flordon Road, Newton Flotman, Norwich, NR15 1QX

£595,000

4 2 3



The impressive reception hall offers a warm welcome and leads to stunning dual-aspect sitting room featuring quality oak flooring, a Jøtul multi-fuel wood burner and French doors opening onto the rear garden. The kitchen/breakfast room forms the heart of the home, appointed with solid wood doors to the cabinetry, stone worktops, and a suite of premium Bosch appliances. With ample space for informal dining this room is both a functional and inviting space and with French doors opening out to a block paved and pebbled terrace. A generously sized dining room provides an elegant setting for formal entertaining and memorable dinner parties whilst the study provides excellent flexibility, suitable for use as a home office, guest bedroom or accessible living. A utility room and cloakroom complete the ground floor accommodation.

## Key Features

- Impressive family home
- Four Double Bedrooms
- Potential ground floor 5th bedroom
- Double garage
- Heating - gas ch, Drainage - mains
- Built 2009 by local builders - Orchard Developments
- Ensuite and dressing room to the main bedroom
- Private rear garden
- Convenient commute to Norwich
- Council Tax Band E - EPC Rating C

