

The Street, Framingham Earl - NR14 7QY

STARKINGS WATSON

HYBRID ESTATE AGENTS







The Street

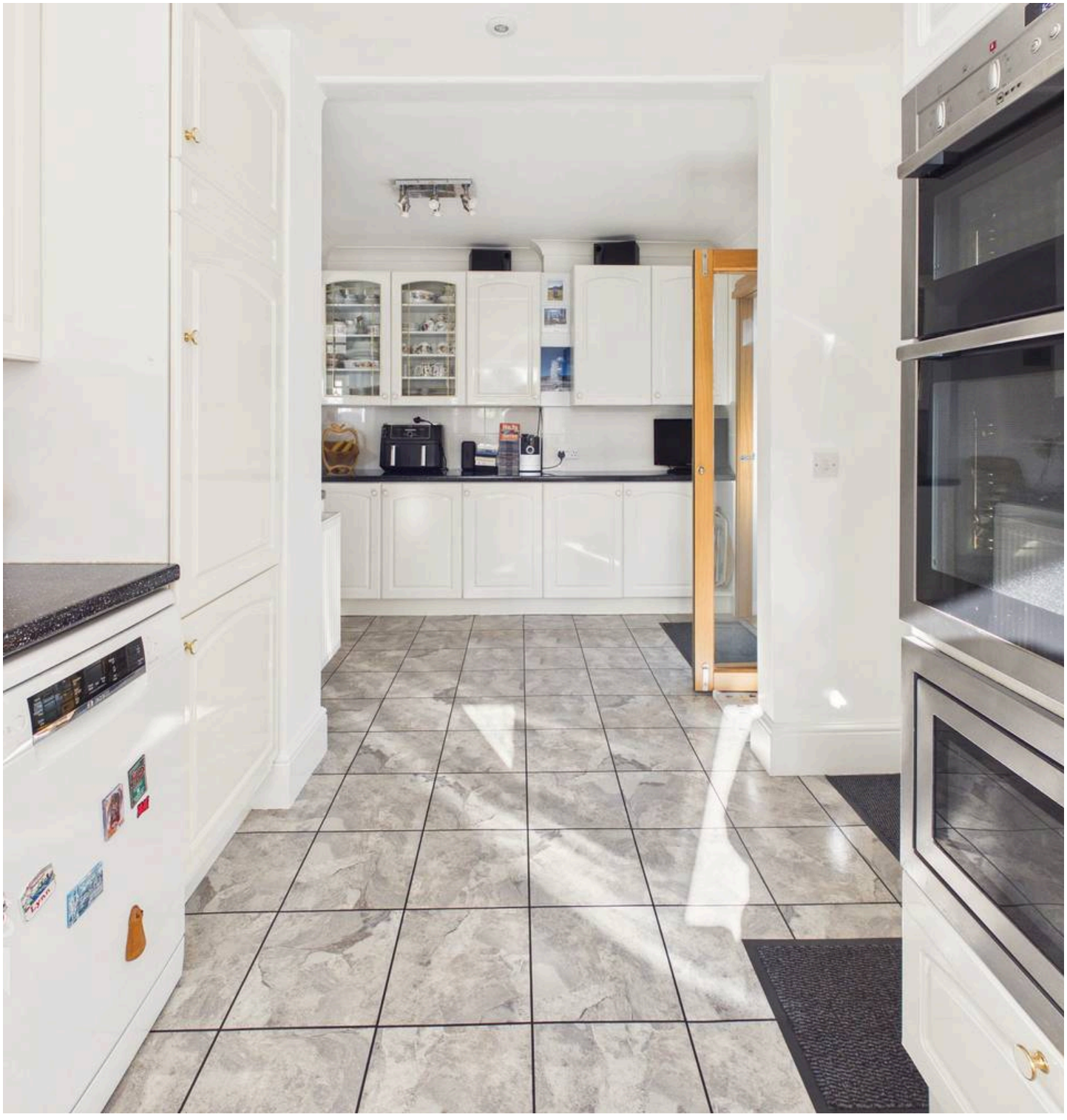
Framingham Earl, Norwich

This WONDERFUL DETACHED FAMILY HOME is perfectly positioned in the HEART OF FRAMINGHAM EARL, offering an enviable blend of PERIOD CHARM and MODERN ADDITIONS. Boasting almost 2000 SQFT OF INTERNAL ACCOMMODATION, this impressive FOUR BEDROOM property is designed for versatile family living. A welcoming entrance hall leads to THREE GENEROUS RECEPTION ROOMS, ideal for formal entertaining, family gatherings, or relaxing evenings (including a GARDEN ROOM with FRENCH DOORS to the rear). The LARGE L-SHAPED KITCHEN provides ample space for cooking and dining, with modern fittings and abundant natural light. The ground floor also offers a separate utility, w/c and integral garage. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS and TWO SPACIOUS BATHROOMS offer comfort and privacy for all the family. Further enhancing the home's appeal are EXTENSIVE MATURE GARDENS with a TREE-LINED BACKDROP, and GENEROUS OUTBUILDINGS (including a SUMMER HOUSE and 24' WALK THROUGH GARAGE). To the front there is also AMPLE DRIVEWAY PARKING, ensuring practicality for modern family living.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: TBC

- Wonderful Detached Family Home
- Located In The Heart Of Framingham Earl
- Period Home With Modern Additions Including Large Garden Room And WC
- Almost 2000 SQFT Of Internal Accommodation
- Three Impressive Receptions & Large L-Shaped Kitchen
- Four Bedrooms & Two Bathrooms On The First Floor
- Extensive Mature Matures With Tree Lined Backdrop & Generous Outbuildings
- Plenty Of Driveway Parking & 24' Walk Through Garage

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.



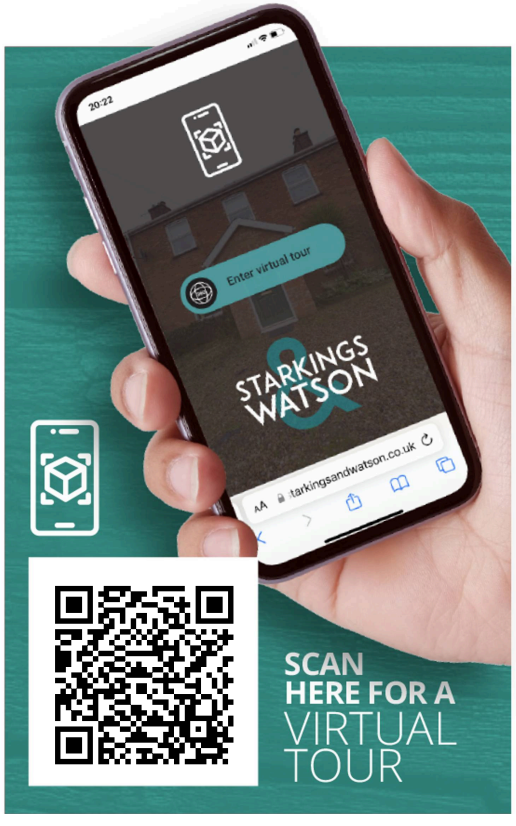
SETTING THE SCENE
Approached using the gated brickweave driveway, there is plenty of parking provided for numerous vehicles leading to the integral garage. The garage offers an electric roller door as well as covered storage space and an internal door to the house and further door to the gardens. The frontage is landscaped and enclosed with timber fencing with an additional gate leading to the rear garden from the driveway.

THE GRAND TOUR
Entering the house via the main entrance door to the front, there is a welcoming hallway with stairs ahead to the first floor landing as well as doors into the kitchen and dining room respectively. The dining room to the front of the house is a traditional fronted space which could be used flexibly benefitting from a fireplace. The kitchen has been extended over the years and is L-Shaped with a wide range of wall and base level units with modern rolled edge worktops over. Integrated appliances include double electric oven, microwave, gas hob and fridge/freezer. The kitchen provides space for a small breakfast table as well as various doors leading off. A door leads to the garden room and a door to the side into the sitting room. The impressive sitting room provides plenty of space for family life with the addition of a fireplace and sliding doors to the extended garden room. The modern garden room provides another reception space to be used flexibly with views over the garden as well as door leading out. The utility space can be accessed externally beyond the garage and separate store room with space for white goods and further storage also. The store room, in addition to the garage provides excellent storage space with further potential to convert.

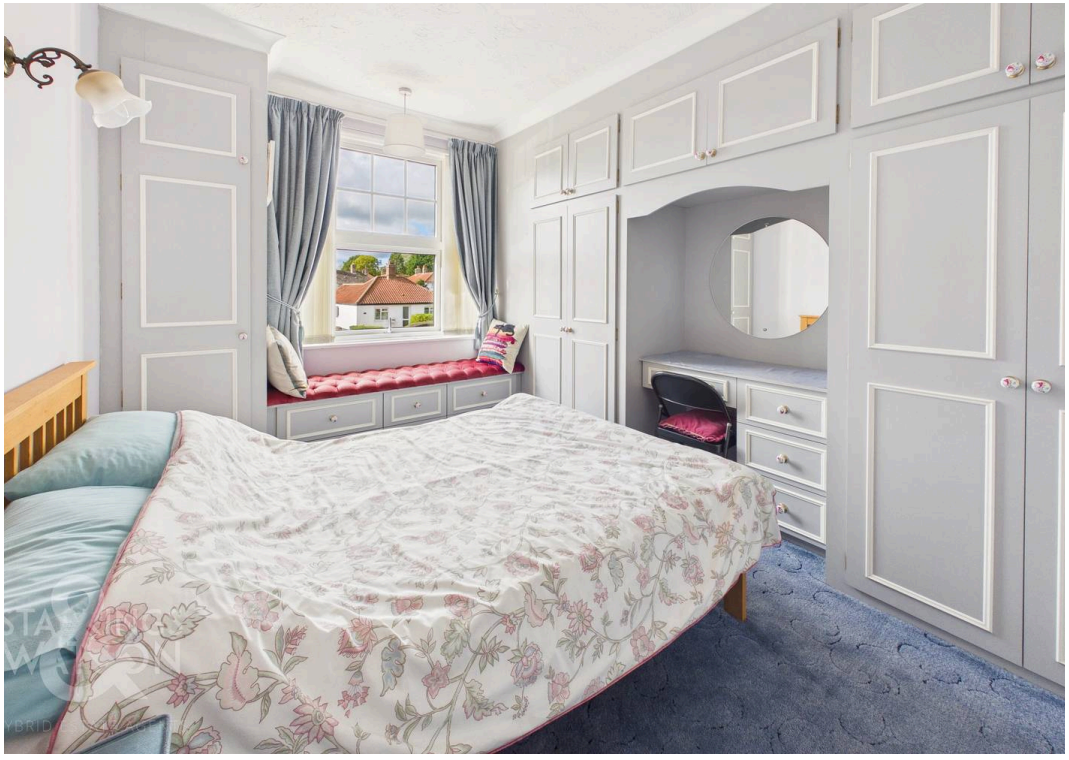
Heading up to the first floor landing there are four bedrooms and two bathrooms as well as built in storage cupboard also. The master bedroom located to the rear overlooks the grounds and benefits from fitted storage as well as an en-suite shower room with W/C, hand wash basin and shower. There are two other double bedrooms as well as a small single room used as an office. The spacious family bathroom provides a four piece suite with shower, separate bath, w/c and hand wash basin.

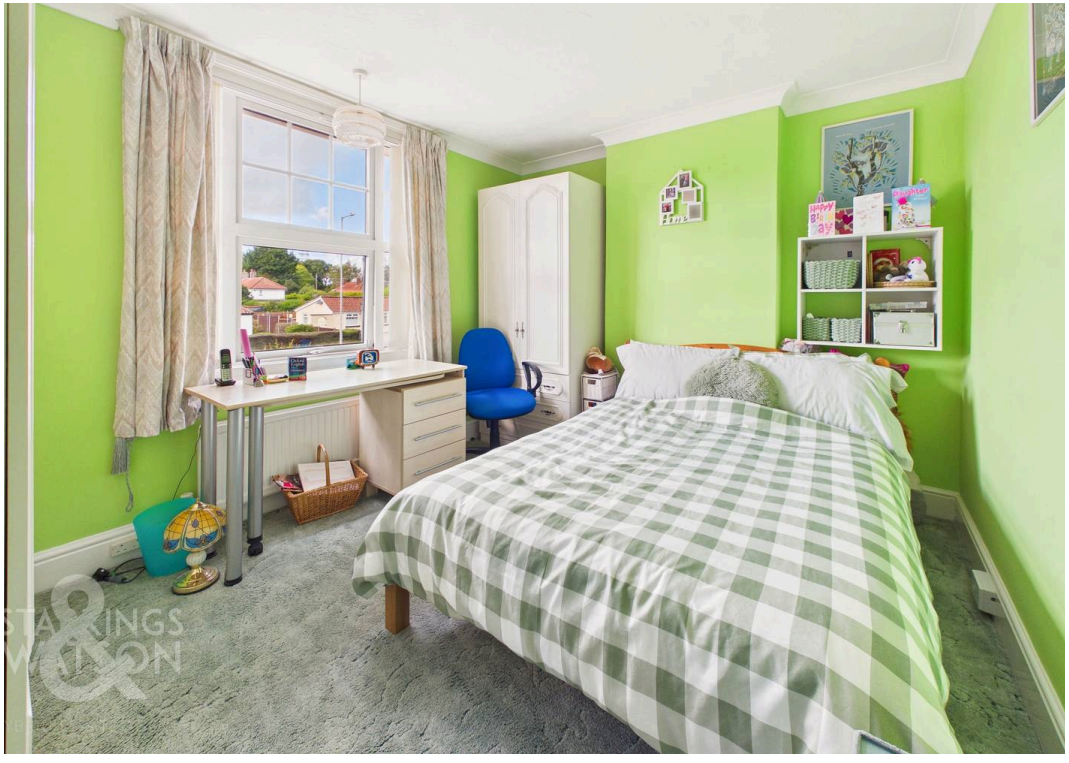
FIND US
Postcode : NR14 7QY
What3Words : ///collected.thrilled.yelled

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











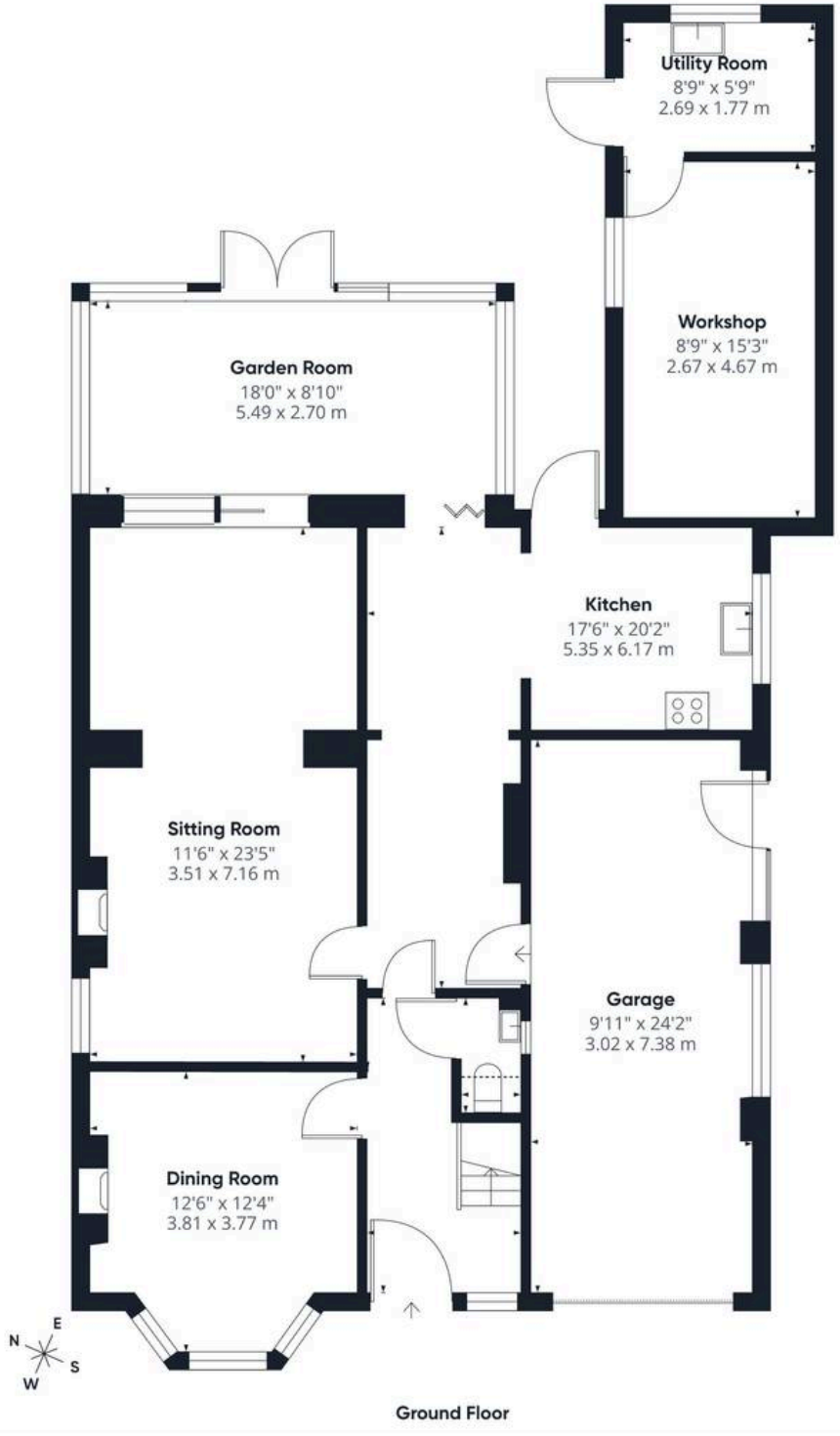




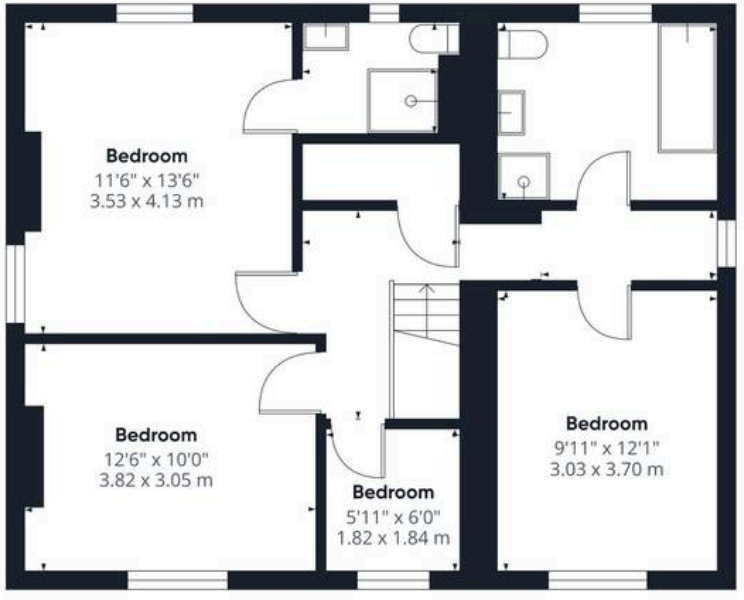


THE GREAT OUTDOORS

The rear garden can be access via either the kitchen or the French doors in the garden room. With external lighting, a large patio stretches across the width of the garden with some raised bedding filled with colourful planting. Access to the utility room and workshop/store room is also off the patio. beyond, the lawn is surrounded with mature planting, and more well stocked flower beds. 2 raised decking areas are also situated here, one nearer to the property, with the second to the rear with lighting and attached to a summer house. Beyond is the working end to the garden with work shop, potting shed and two greenhouses. and mature trees. With panel fencing, the garden is safe a secure for children and pets to play in addition to the high degree of privacy.



Ground Floor



Floor 1

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Approximate total area(1)

1946 ft²

180.7 m²

Reduced headroom

4 ft²

0.3 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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