



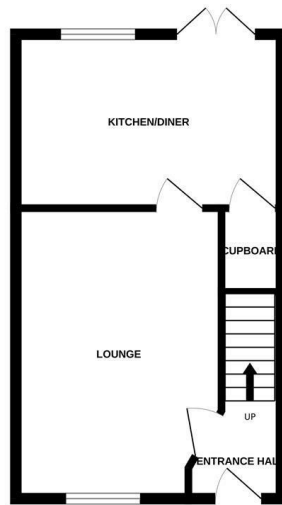
3 Alan Avenue | Newton Flotman | NORWICH | NR15

Guide Price £220,000

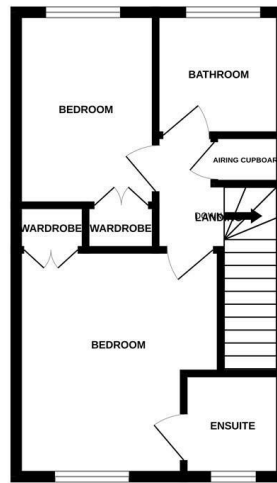
****GUIDE PRICE £220,000 - £230,000**** Gilson Bailey are delighted to offer this beautifully presented two bedroom, semi-detached house situated in the sought-after village of Newton Flotman. Offering stylish and well-proportioned accommodation throughout, the property comprises an entrance hall, welcoming lounge and a spacious kitchen/diner to the ground floor, while on the first floor there are two generous bedrooms and a modern family bathroom off the landing, with bedroom one benefiting from its own en-suite shower room. Outside, the property enjoys two off-road parking spaces to the front, while the enclosed, south facing rear garden provides a wonderful private space for relaxing and entertaining and features a fantastic outside studio, ideal for use as a home office, gym, hobby room or additional living space. Further benefits include new double glazing, new patio doors and front door, gas central heating and an excellent standard of presentation throughout. Perfectly suited to first-time buyers looking to step onto the property ladder, this superb home combines modern living with versatile outside space in a desirable village setting, making an early viewing highly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given to their operation or efficiency can be given.
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Location

Newton Flotman is a popular village to the south of Norwich, within close access to the well-appointed village of Long Stratton with amenities including schooling, shops and restaurants, A47 Southern Bypass, links to the A11 and Norwich City centre itself.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge and stairs to first floor.

Lounge 14'11" x 10'7"

Double glazed window, radiator.

Kitchen/Diner 13'8" x 8'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, patio doors, radiator, cupboard.

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 11'8" x 10'6"

Double glazed window, radiator, built in wardrobe.

En-Suite 5'3" x 5'0"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 9'11" x 7'2"

Double glazed window, radiator, built in wardrobe.

Bathroom 6'5" x 6'3"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Two off road parking spaces.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, large studio providing multiple uses, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band B.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band B

Tenure

Freehold