



Blunderville Manor, Newton Flotman, Norwich

Guide Price £180,000 - £190,000 Leasehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Ground Floor Flat
- ✓ Large Landscaped Gardens
- ✓ Residents Parking
- ✓ Sitting/Dining Room
- ✓ Two Double Bedrooms
- ✓ Shower Room & Cloakroom
- ✓ Ample Built-In Storage

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





NO CHAIN. With SINGLE STOREY LIVING and a LARGE LANDSCAPED GARDEN, a flat of this condition in a SOUGHT AFTER RURAL VILLAGE is a RARE FIND. Tucked away at the end of a cul-de-sac, the FLAT enjoys GARDEN VIEWS and a LEAFY OUTLOOK to front, with HUGE POTENTIAL to create a door to the garden - subject to the necessary permissions. Presented in a MODERN and CONTEMPORARY DECOR, this SPACIOUS HOME offers LAWNED GARDENS, a PATIO AREA, a raised shingle seating area for a FIRE PIT, two timber STORAGE SHEDS and a BRICK SHED - all private to the property. Internally, gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING can be found, with the accommodation offering a LARGE HALL with BUILT-IN STORAGE and a USEFUL STUDY CUPBOARD, with doors to the SITTING/DINING ROOM with the KITCHEN beyond. TWO DOUBLE BEDROOMS, the cloakroom and RE-FITTED SHOWER ROOM lead off the main hall. The property would be an ideal FIRST BUY or INVESTMENT property.

LOCATION

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, an Indian Restaurant with take away and a village store. There is a regular bus link to Norwich, Long Stratton and Diss.

DIRECTIONS

You may wish to use your Sat-Nav (NR15 1PT), but to help you...On leaving Norwich head South on the A140 Ipswich Road. Proceed through the village of Swainsthorpe and into Newton Flotman. Take the slip road into the village and an immediate right heading past the 'ARTS' centre up St. Marys Close, continue along this road as it turns to the left and take the next left hand turn signposted Exchange Road. Follow the road to the right, where the block of flats can be found straight ahead, as indicated by our For Sale board.

AGENTS NOTE

Length of Lease Remaining : 108 Years
Current ground rent and any review period : £10 PA
Current service charge information and any review period : £250 PA

Situated on a residential footpath, the property is tucked away, with access to the front door, brick shed and gated gardens. Residents parking can be found in the main car park.

Part glazed composite entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, built-in storage cupboard, smooth ceiling, doors to:

SITTING/DINING ROOM

15' 2" x 13' 6" Max (4.62m x 4.11m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, door to:

KITCHEN

12' 7" x 6' 9" Max (3.84m x 2.06m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for electric or gas cooker and extractor fan over, space for fridge/freezer, space for washing machine, space for tumble dryer, wood effect flooring, radiator, uPVC double glazed window to side, wall mounted gas fired central heating boiler, smooth ceiling.

SHOWER ROOM

Two piece suite comprising wall mounted hand wash basin and mixer tap over, double shower cubicle with twin head thermostatically controlled rainfall shower, tiled splash backs, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth ceiling.

CLOAKROOM

Low level W.C, tiled splash backs, tiled flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.

DOUBLE BEDROOM

14' 4" x 9' 1" Max (4.37m x 2.77m) Wood effect flooring, radiator, uPVC double glazed window to side, built-in double wardrobe.

DOUBLE BEDROOM

14' 4" x 11' 2" Max (4.37m x 3.4m) Wood effect flooring, radiator, uPVC double glazed window to rear, built-in double wardrobe.

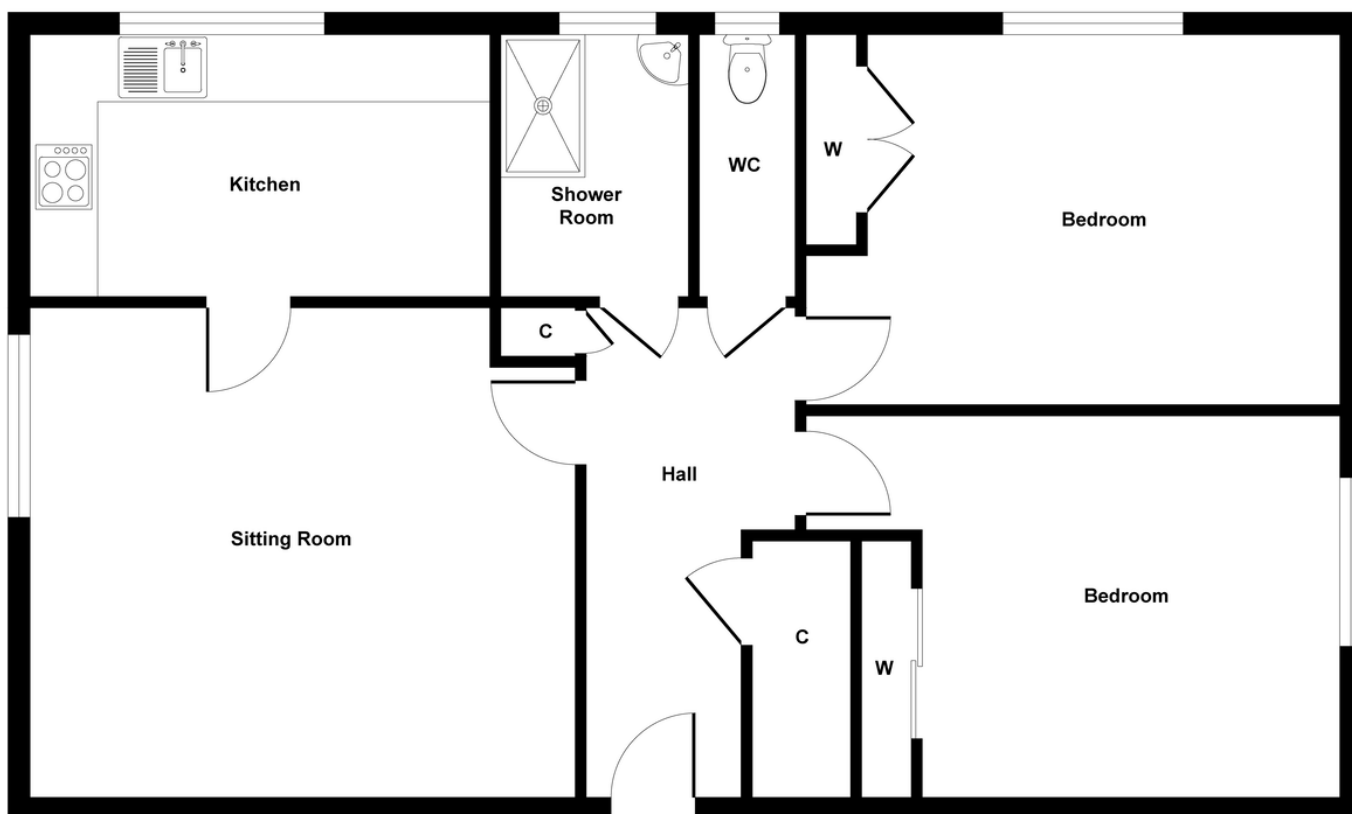
STUDY

7' 11" x 3' 4" (2.41m x 1.02m) Tiled effect flooring, electric fuse box, cloaks storage space.

OUTSIDE

A sizeable garden is located next to the property, with the kitchen enjoying views to the lawns and seating area. Potential exists to create a further entrance door to the garden, with the relevant permissions. The gardens are mainly laid to lawn, with a large patio area which is great for enjoying the afternoon sun. Stairs lead to a shingled seating area where the current vendors utilise a fire pit, perfect for the long summer evenings. Various planting and trees can be found throughout the garden, with two useful timber build sheds - with power and one used as a summer house. The garden offers external power and is enclosed with timber panelled fencing, with gated access to front.





**STARKINGS
& WATSON**

Floor Plan
Approximate Floor Area
752 sq. ft
(69.86 sq. m)

Approx. Gross Internal Floor Area 752 sq. ft / 69.86 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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