



Long Lane, Flordon - NR15 1RP



Long Lane

Flordon, Norwich

NO CHAIN. This SUBSTANTIAL DETACHED CHALET STYLE HOME offers an impressive 1697 SQ. FT (stms) of versatile living space, perfectly designed for modern family life and those seeking flexible accommodation options. Enjoying an EXCEPTIONAL 1.46 ACRE PLOT, beautifully divided into FORMAL GARDENS and a 1.13 ACRE Paddock (stms), offering an idyllic setting for families, keen gardeners, or those with equestrian interests. Step inside to a welcoming entrance hall that leads seamlessly into the 19' SITTING ROOM, complete with a SNUG/READING AREA - ideal for relaxing evenings or quiet reflection. The OPEN PLAN KITCHEN/DINING ROOM is a true heart of the home, providing ample space for entertaining, complemented by a SEPARATE UTILITY ROOM for every-day convenience. The 19' FAMILY ROOM and additional STUDY offer fantastic ground floor bedroom possibilities, ideal for multi-generational living or working from home. A GROUND FLOOR W.C and FAMILY BATHROOM ensure practicality, while upstairs, you will find TWO SPACIOUS BEDROOMS, each benefitting from their own DRESSING ROOM or STUDY SPACE, alongside a FIRST FLOOR SHOWER ROOM.

The property's thoughtful layout maximises both privacy and flow, creating a comfortable, light-filled environment throughout. THE GREAT OUTDOORS awaits, featuring a WRAP AROUND PATIO SEATING AREA that takes full advantage of the stunning COUNTRYSIDE VIEWS. Mature trees and a charming WILDLIFE POND add character and attract local wildlife, creating a tranquil retreat. Practicality is further enhanced by a LARGE TIMBER SHED for garden storage and a DOUBLE GARAGE with ELECTRIC ROLLER DOORS.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Chain!
- Substantial 1697 Sq. ft (stms) Detached Chalet Style Home
- Approx. 1.46 Acre Plot - Split into Formal Gardens & 1.13 Acre Paddock (stms)
- 19' Sitting Room with Snug/Reading Area
- Open Plan Kitchen/Dining Room with Separate Utility Room
- 19' Family Room & Study Offering Ground Floor Bedroom Options
- Ground Floor W.C & Family Bathroom & First Floor Shower Room
- Two First Floor Bedrooms with Dressing Room/Study Spaces



The popular village of Flordon is approximately seven miles south of Norwich on the main A140. The village benefits from a good range of facilities with a regular bus services to Norwich, Long Stratton and Diss, with various nature walks too. Mulbarton & Newton Flotman are both approx. 2 miles away, which host a supermarket, doctors surgery, schools and a public house.

SETTING THE SCENE

Set back from the road and approached via a timber five bar gate, a block paved frontage offers extensive off road parking and turning space, with access to the main property and detached double garage. Mature hedging offers a high level of privacy and screening from the road, with an open aspect leading to the rear garden.

THE GRAND TOUR

Once inside, a large hall entrance with wood flooring greets you, where stairs rise to the first floor landing, with a built-in storage cupboard to one side. The formal sitting room sits to your left as you enter, with triple aspect views to front, side and rear, whilst the room is centred on a feature open fireplace creating a focal point to the room. An extensive range of built-in storage units and shelving offer turn key storage. The sitting room includes a snug/reading area beyond - with further shelf storage and French doors leading out to the rear garden - enjoying views across the paddock. The kitchen offers a bespoke fitted range of wall and base level units with solid wood work-surfaces and an inset ceramic butler sink with space for an LPG cooker and general white goods including a fridge freezer. Tiled flooring can be found under foot, with a door leading off to the utility room and a step leading down to the dining area. Enjoying views over the garden via the rear facing windows and French doors, there is ample space to dine and entertain. The utility room offers further storage space, including a built-in larder cupboard and space for a washing machine, along with a further lobby area beyond. Back to the hall entrance, a versatile family room enjoys

twin front facing windows for excellent natural light, with a range of bespoke storage and potential to create a ground floor bedroom. Sitting opposite, the family bathroom includes a white three piece suite with a panel bath, tiled splash-backs, built-in airing cupboard and heated towel rail. At the end of the hall entrance a versatile study or bedroom is finished with fitted carpet and a side facing window, with a further door taking you to a rear lobby with an independent access creating annexe potential. A W.C leads off with a two piece suite and tiled splash-backs.

Heading upstairs, the landing is finished with stripped wood flooring, front facing velux window, and door leading off to the main double bedroom. With dual aspect views and panoramic views across the paddock and garden beyond, a built-in wardrobe offers storage, with a walk-in dressing room centrally heated and including further built-in storage cupboards. Sitting adjacent, the first floor shower room includes a three piece suite with storage under the hand-wash basin, tiled walls and heated towel rail. The second bedroom also enjoys garden views with stripped wood flooring, built-in storage and wardrobes, with a door to a further dressing room or study space within the eaves with excellent natural light via the rear facing velux window. Ample room is provided for desking or storage with access to the eaves loft space.

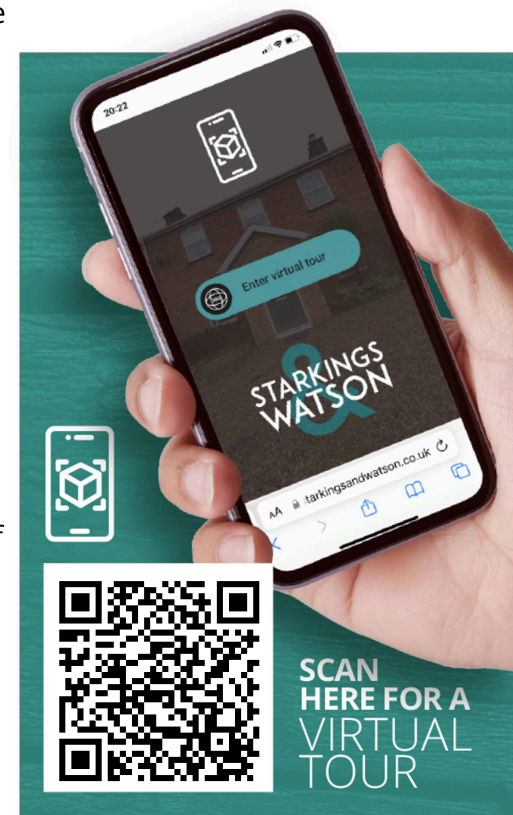
FIND US

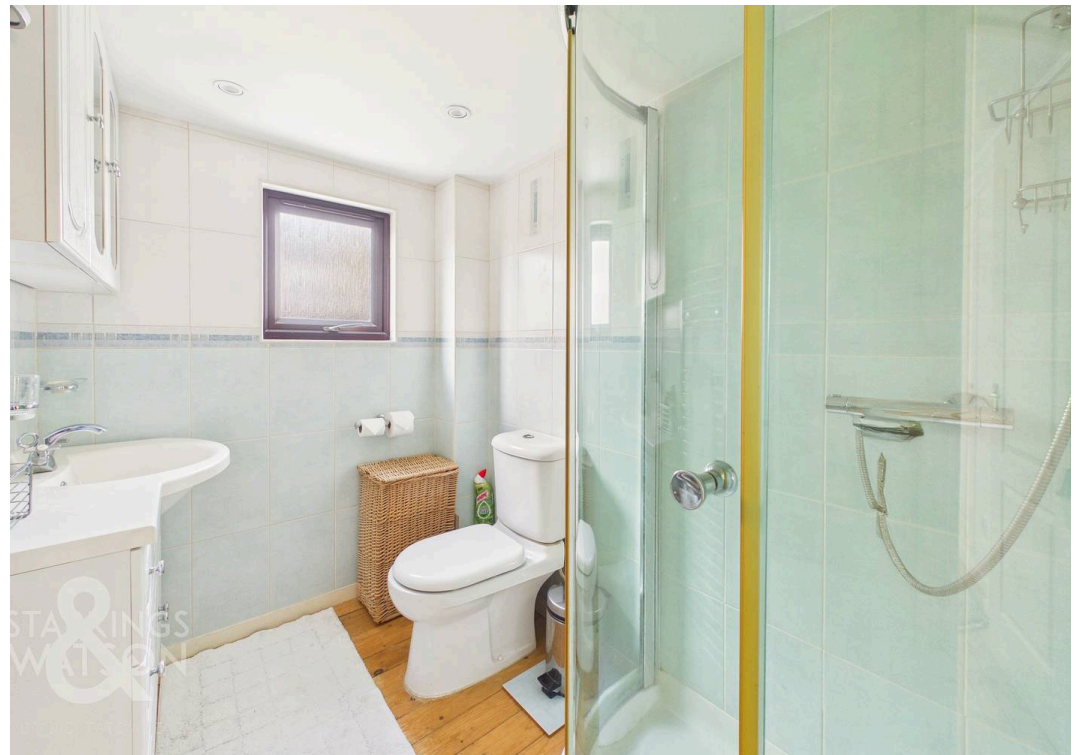
Postcode : NR15 1RP

What3Words : ///secrets.sensual.shipyards

VIRTUAL TOUR

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







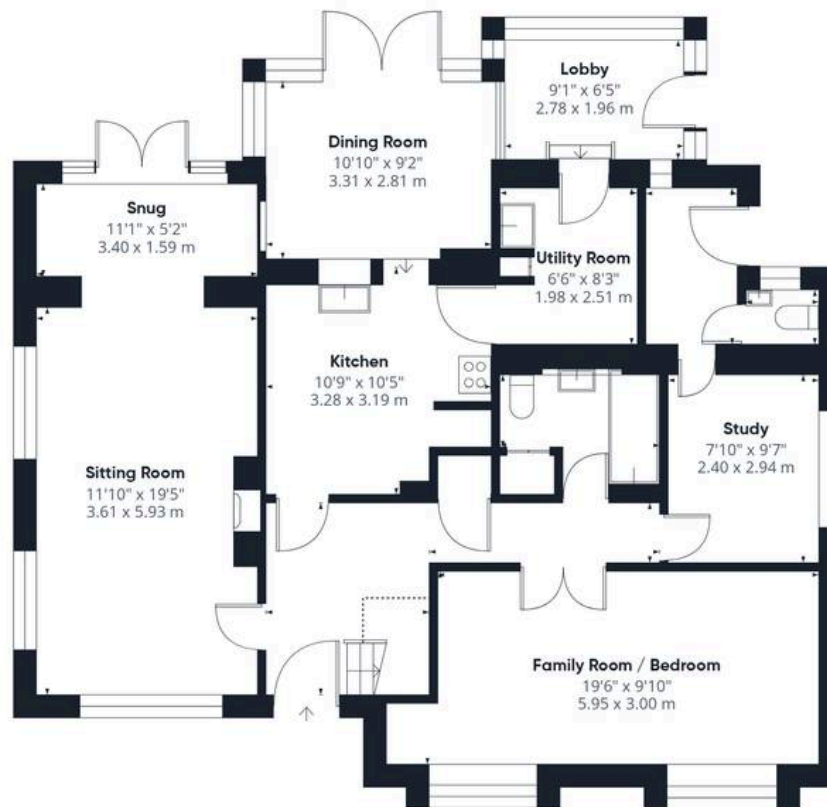
THE GREAT OUTDOORS

The property enjoys a 1.46 acre plot, split into formal gardens and a 1.13 acre paddock (stms). The formal gardens are laid to lawn and include a wrap around patio seating area to enjoy the countryside views. Various trees and a wildlife pond create a feature within the garden. A large timber shed offers storage, alongside the double garage with electric roller doors front, storage above, window to rear, power and lighting. A timber five bar gate opens up to the paddock beyond, which includes various trees along the boundary.

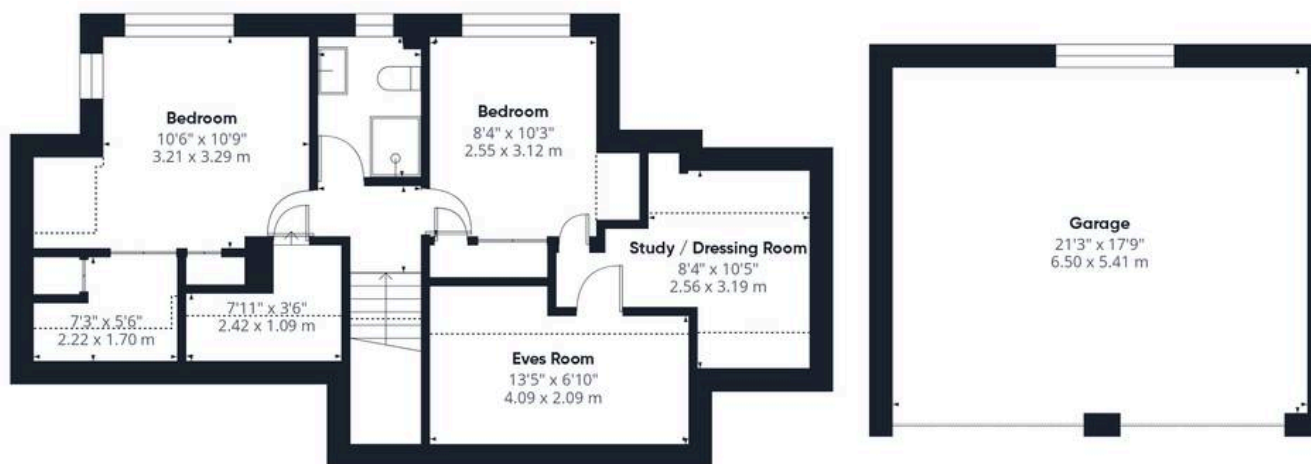
AGENTS NOTES

The property utilise a private septic tank for sewerage.





Ground Floor Building 1



Floor 1 Building 1

Ground Floor Building 2

Approximate total area⁽¹⁾

2077 ft²

193 m²

Reduced headroom

173 ft²

16.1 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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