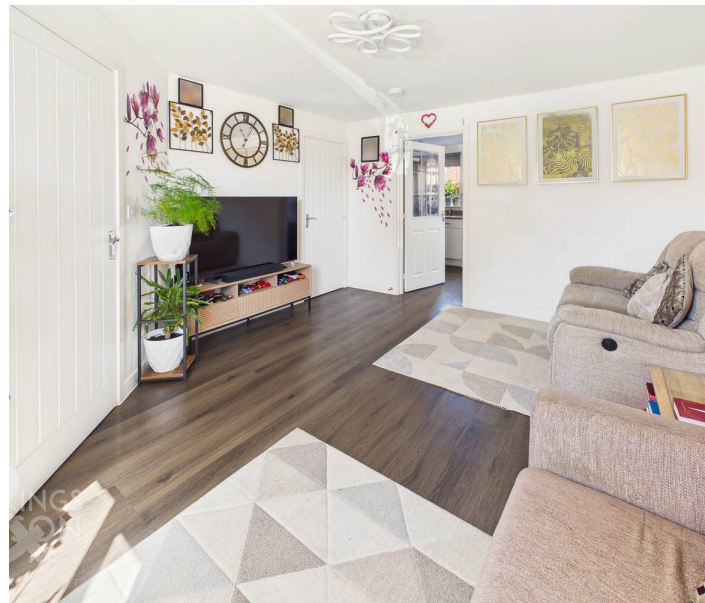




Fennel Drive, Easton - NR9 5FL



Fennel Drive

Easton, Norwich

Conveniently positioned within CLOSE PROXIMITY to LOCAL SCHOOLING, TRANSPORT LINKS and AMENITIES, this MODERN BUILT END TERRACE FAMILY HOME offers an inviting blend of style and practicality, perfectly suited for contemporary family living. Step inside to discover a welcoming ENTRANCE HALLWAY leading to a SPACIOUS 14' FRONT FACING SITTING ROOM, ideal for relaxing or entertaining guests. The heart of the home is the OPEN KITCHEN/DINING ROOM, complete with INTEGRATED APPLIANCES and FRENCH DOORS that seamlessly connect indoor and outdoor living spaces, perfect for family meals or gatherings. Upstairs, THREE WELL-PROPORTIONED BEDROOMS open from the landing, including a MAIN BEDROOM with INTEGRAL WARDROBES and a three piece ENSUITE SHOWER ROOM, while a MODERN FAMILY BATHROOM and a convenient GROUND FLOOR W.C. provide added comfort and functionality. Heading outside, brick weave DRIVEWAY PARKING can be found to the front, whilst the REAR GARDEN is PRIVATE and FULLY ENCLOSED with panelled fencing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Built End Terrace Family Home
- Within Close Proximity To Local Schooling, Transport Links & Amenities
- Spacious 14' Front Facing Sitting Room
- Open Kitchen/ Dining Room With Integrated Appliances & French Doors Leading Out
- Three Bedrooms Opening From The Landing
- Ground Floor W.C, Family Bathroom & Ensuite Shower Room
- Brick Weave Driveway Parking To Front
- Well maintained Private & Enclosed Gardens

This property is situated in the popular village of Easton to the West of Norwich close to local amenities including retail park, supermarket, variety of shops, restaurants, pubs and local schools and with good transport links to the A47 and A11.



SETTING THE SCENE

The property is set back from the road, with a brick weave driveway providing off-road parking and leading to a low maintenance frontage, attractively arranged with decorative shingle, potted plants and established shrubs. The main entrance is positioned to the front of the home.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway provides ample space for greeting guests and benefits from a convenient ground floor WC, while stairs rise to the first floor accommodation. Wood effect flooring runs underfoot and continues into the well proportioned 14' sitting room. Overlooking the front of the property through uPVC double-glazed windows, the room comfortably accommodates a variety of soft furnishing arrangements and benefits from useful integrated storage tucked beneath the stairs. An internal door leads through to the rear of the property, where the impressive 15' open plan kitchen and dining room can be found. The kitchen comprises a range of wall and base units, with worktop space wrapping around the room and complemented by tiled splashbacks. Integrated appliances include an oven, four ring gas hob and fitted extractor, while under counter plumbing is provided for both a dishwasher and washing machine. There is also dedicated space for a freestanding fridge/ freezer. The dining area comfortably accommodates a formal dining table, while uPVC double glazed French doors open directly onto the rear garden, ensuring the room is flooded with natural light and creating a seamless connection with the outside space.

Ascending to the carpeted first floor landing, loft access is provided overhead alongside a useful integrated airing cupboard. Doors open to three well proportioned bedrooms, all benefiting from carpeted flooring, radiators and uPVC double glazed windows.

The main bedroom benefits from integrated wardrobe storage and a private three piece ensuite shower room, comprising a glass-enclosed shower cubicle and wall mounted heated towel rail. The remaining bedrooms are served by a three piece family bathroom, featuring a shower over the bath with glass splashback.

FIND US

Postcode : NR9 5FL

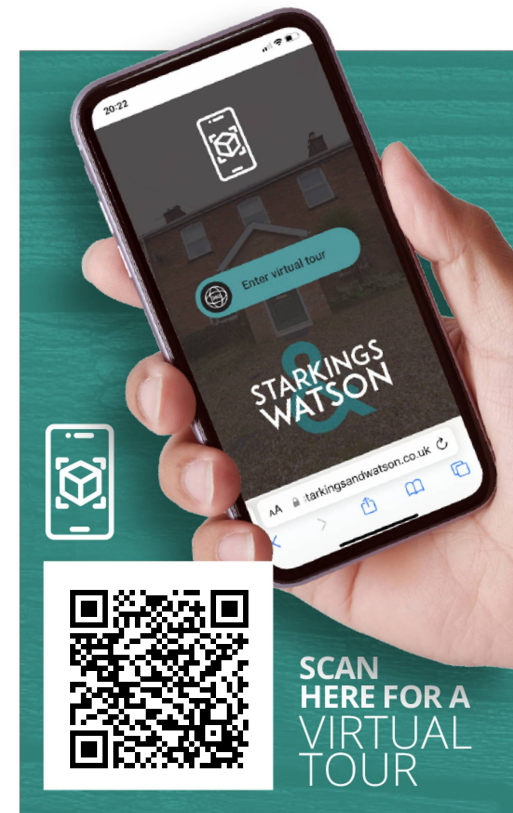
What3Words : ///engulfing.wage.spouting

VIRTUAL TOUR

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

AGENTS NOTES

There is a maintenance charge of £147 per calendar month payable for upkeep of the communal green space.



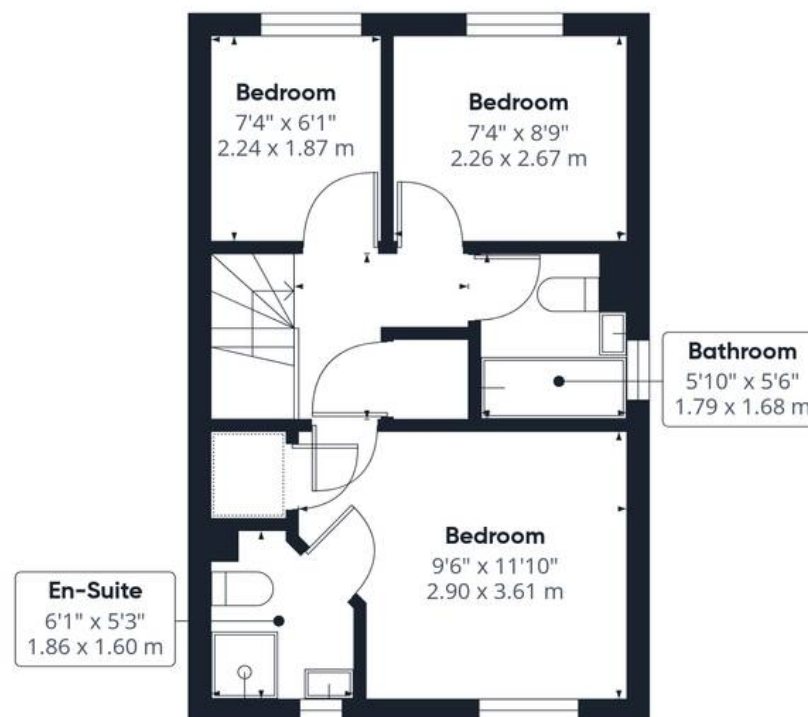
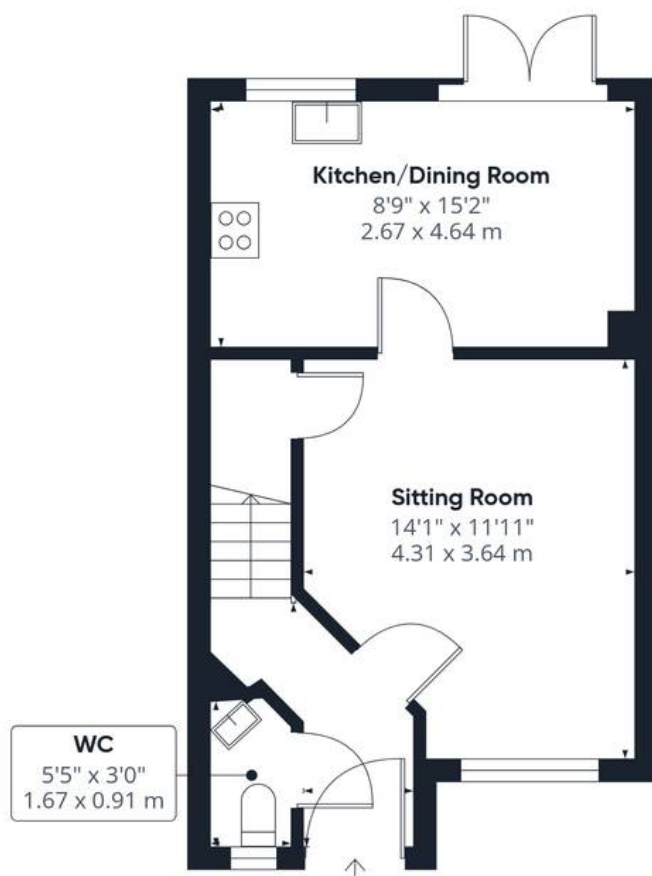




THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed by timber panel fencing, with side access provided via a wooden latch-and-brace gate leading to the front of the property. The garden also benefits from an external power socket and tap. The remainder is predominantly laid to well maintained lawn and complemented by decorative borders containing a colourful array of established shrubs, planting and trees. A timber shed provides useful additional storage.





Floor 1

Approximate total area⁽¹⁾

679 ft²
63.1 m²

(1) Excluding balconies and terraces

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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