



Dell Close, Newton Flotman - NR15 1RG



## Dell Close

Newton Flotman, Norwich

NO CHAIN. Set on an IMPRESSIVE 0.21 ACRE PLOT (stms) within a peaceful CUL-DE-SAC, this DETACHED FAMILY HOME presents approximately 1754 SQ. FT (stms) of thoughtfully arranged accommodation, ideal for family living. The property's energy credentials are bolstered by SOLAR PANELS linked to a BATTERY and FEED-IN TARIFF, providing both sustainability and an additional income stream. Step through the WELCOMING PORCH and HALL ENTRANCE into the expansive 18' DUAL ASPECT SITTING ROOM, perfect for relaxing or entertaining. The 13' KITCHEN, complete with ample workspace, seamlessly connects to the adjacent DINING ROOM, creating a sociable environment for family meals. To the rear, a 16' GARDEN ROOM boasts FULL HEIGHT WINDOWS and PATIO DOORS, flooding the space with natural light and offering uninterrupted views of the gardens. Internal access leads to the GARAGE, alongside a laundry room and W.C. The first floor hosts FOUR BEDROOMS and a well-appointed FAMILY BATHROOM, providing flexible options for family, guests, or a dedicated work-from-home space.



THE GREAT OUTDOORS truly comes to life in the rear garden, a lush sanctuary for gardeners and wildlife enthusiasts alike, including a selection of FRUIT TREES - pears, apples, and quince, offering a delightful touch for those who appreciate home-grown produce. A raised patio seating area extends from the rear of the home, providing an idyllic spot for al fresco dining or quiet reflection, all while enjoying a mature, tree-lined aspect. Practicality is further addressed with TWO INTEGRAL GARAGES, each with vaulted ceilings, up and over doors, power, lighting, and built-in storage.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Approx. 0.21 Acre Plot (stms) with Lush Lawned Gardens
- Approx. 1754 Sq. ft (stms) of Accommodation
- Detached Family Home in a Cul-De-Sac Setting
- Welcoming Porch & Hall Entrance Leading to the 18' Dual Aspect Sitting Room
- 13' Kitchen with an Adjacent Dining Room
- 16' Garden Room with Full Height Windows & Patio Doors
- Four Bedrooms & Family Bathroom



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, a public house/restaurant and a regular bus link to Norwich, Long Stratton and Diss.

### SETTING THE SCENE

Enjoying a cul-de-sac setting and approached via a Resin driveway, off road parking can be found for several vehicles with access leading to the main property, integral garage and lawned frontage. The lawned front garden includes mature hedging and shrubbery, with gated access to the rear where an established Fig Tree can be found.

### THE GRAND TOUR

Heading inside the porch entrance is finished with tiled flooring - creating an ideal meet and greet space, with the hall entrance beyond decorated with fitted carpet and stairs rising to the first floor landing. Double doors create a grand entrance to the formal sitting room which is finished with dual aspect views to front and side, including a large front facing picture window and a feature open fireplace with fitted carpet underfoot. Folding doors open up to the dining room creating the ideal flow for entertaining, with fitted carpet underfoot and sliding patio doors taking you to the garden room beyond. A door also leads to the kitchen for convenience with a u-shaped arrangement of wall and base level units, including space for an electric cooker and general white goods comprising a fridge and dishwasher. Two rear facing windows flood the room with natural light whilst enjoying garden views. A door takes you back to the hall entrance whilst a further door takes you to a side lobby where a ground floor W.C and laundry room can be found, with the laundry room including space for a washing machine. Integral access leads to the garage to both garages.

The garden room completes the ground floor providing an extension to the main living space. Triple aspect views across the garden via three full height windows flood the room with light, while sliding doors take you to the outside patio.

Heading upstairs, the first floor landing is finished with fitted carpet and a built-in airing cupboard, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The bedrooms offer an array of built-in wardrobes and storage, whilst the family bathroom completes the property with a four-piece suite including a whirlpool bath and corner shower cubicle, with tile splashbacks and flooring.

### FIND US

Postcode : NR15 1RG

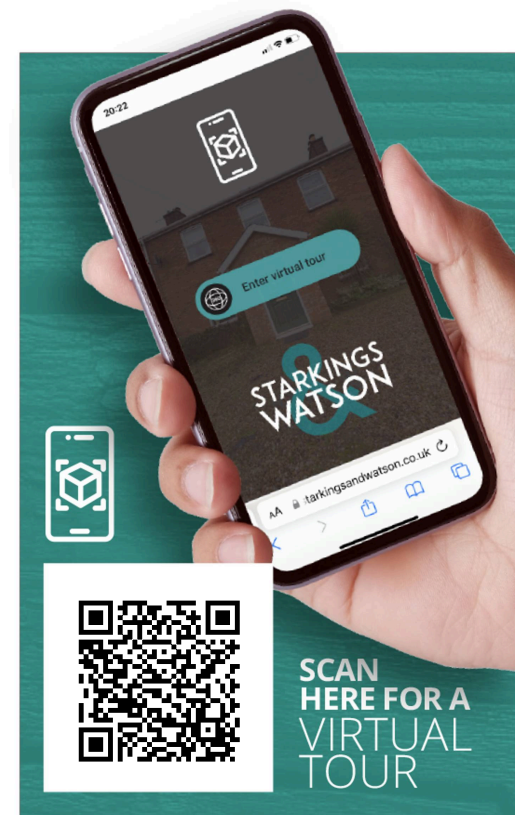
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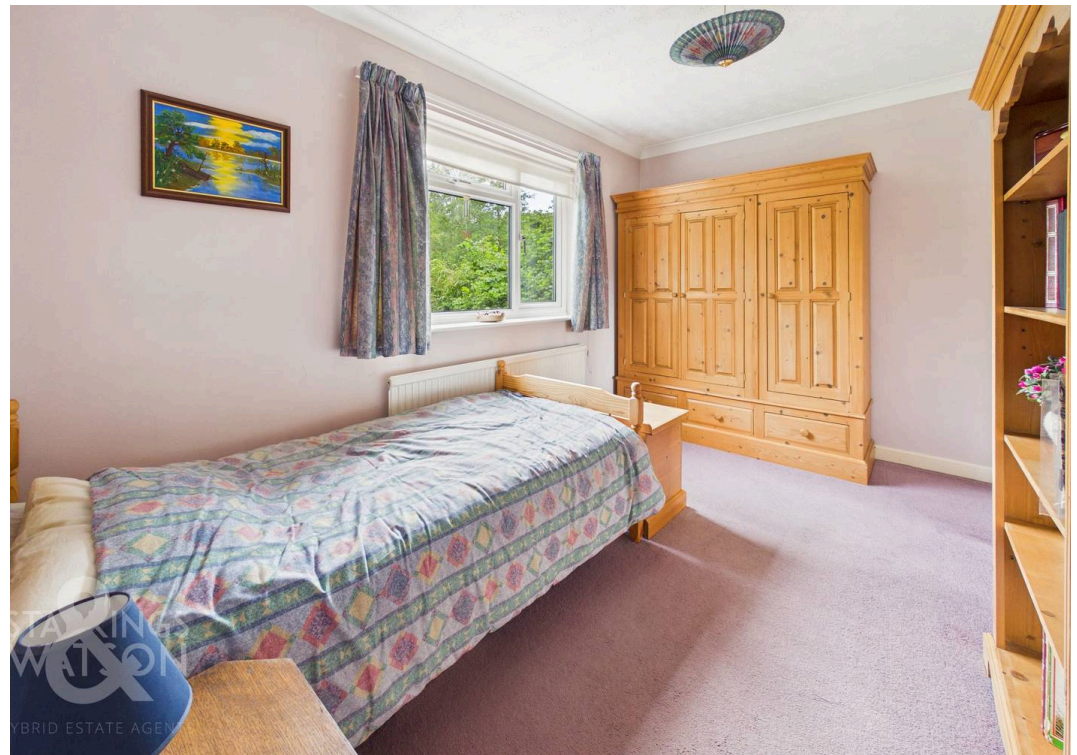
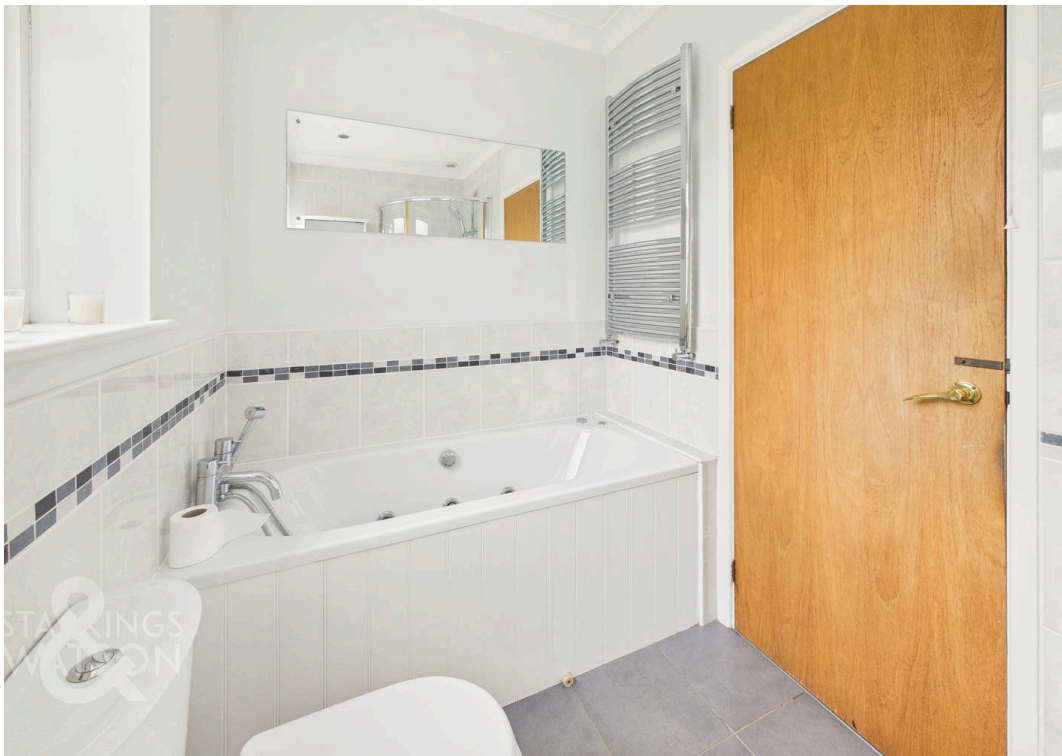
### VIRTUAL TOUR

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

### AGENTS NOTES

A ditch runs at the rear of the garden.

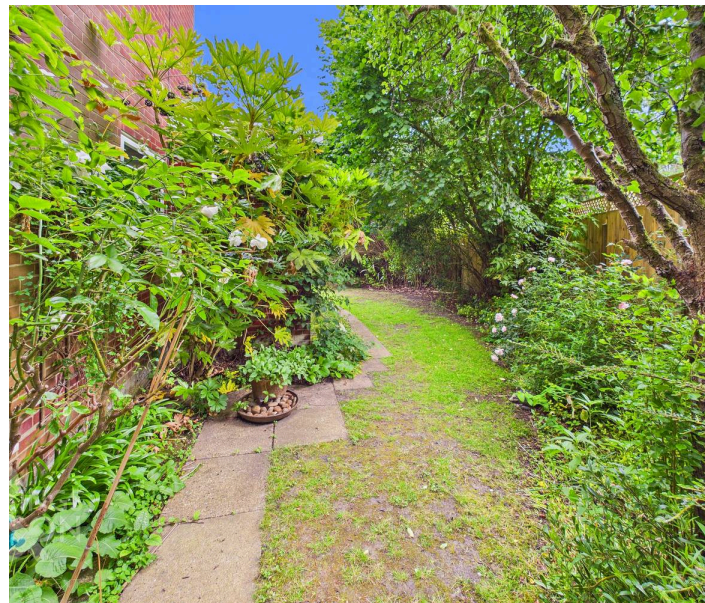


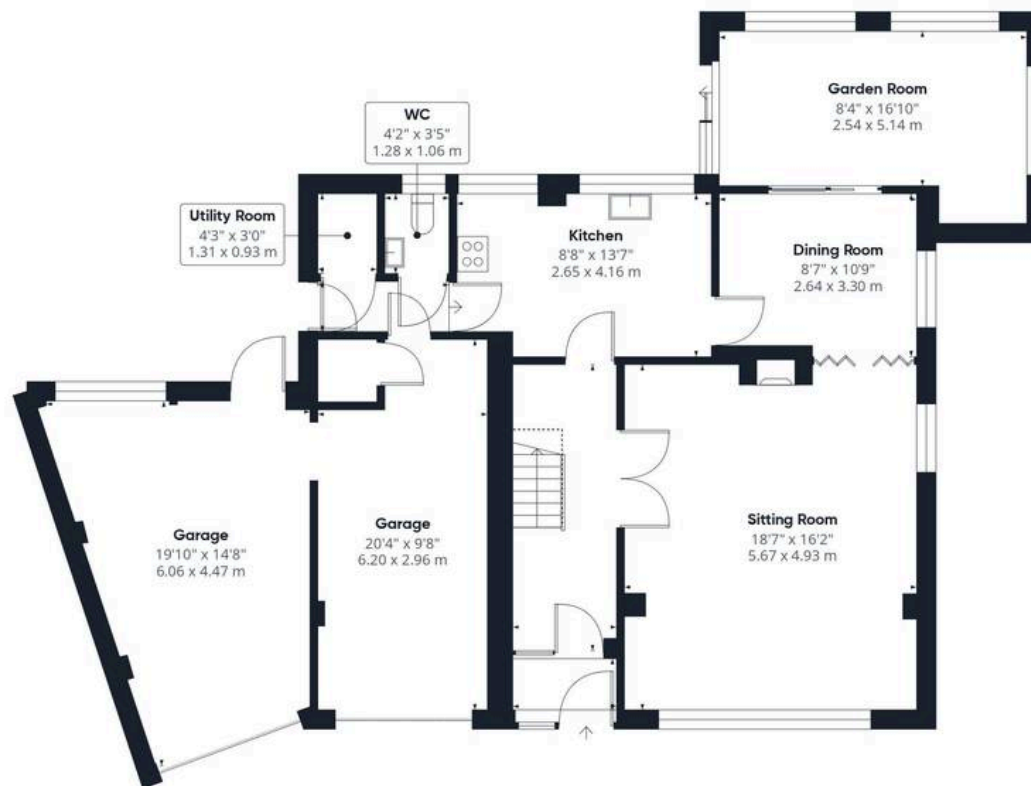




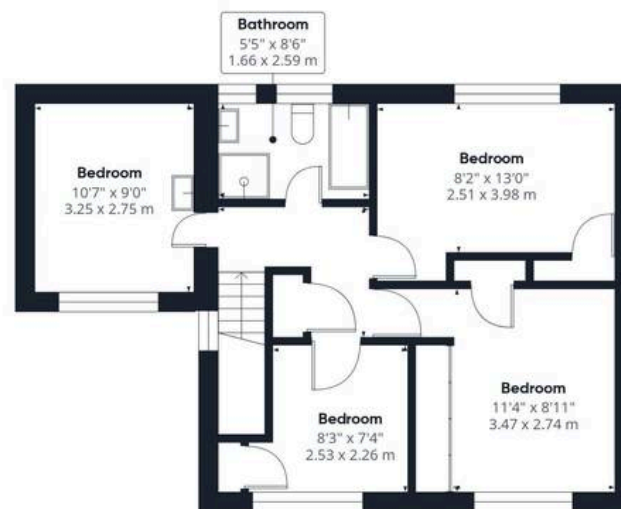
## THE GREAT OUTDOORS

Enjoying a 0.21 acre plot (stms), the rear garden offers a haven for the keen gardener or wildlife enthusiast. A raised patio seating area extends from the rear of the property, enjoying a tree lined aspect across the garden. With lush lawns the garden includes a variety of mature shrubbery and hedging, whilst being enclosed within hedged and fence boundaries. A wildlife pond sits to one side along with a greenhouse, where a path leads to a vegetable plot and planting beyond. The Integral garages offer two separate spaces with the original garage including an up and over door front with a vaulted ceiling, built in storage cupboard, power and lighting. An opening leads to the adjacent garage which offers a further vaulted ceiling, up and over door to front, rear facing window and door, power and lighting.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1753 ft<sup>2</sup>  
163.1 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(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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