



Alan Avenue, Newton Flotman, Norwich, NR15 1PY

Guide Price £200,000 - £210,000

BOASTING A SPACIOUS CORNER PLOT POSITION, THIS IMMACULATELY PRESENTED TWO BEDROOM HOUSE BENEFITS FROM SOUTH WESTERLY FACING REAR GARDENS AND 3 OFF-ROAD CAR PARKING SPACES.

- X3 Off-road parking spaces
- South westerly facing rear gardens
- En-suite to master bedroom
- Freehold
- Spacious corner plot position
- Immaculately presented throughout
- Council Tax Band B
- Energy Efficiency Rating D.



Property Description

SITUATION

Found within a pleasing and attractive development, the property enjoys a prominent elevated position set off a small road and backing onto rural countryside. The sought after village of Newton Flotman lies within the beautiful countryside of mid Norfolk along the river Tas and just some 7 miles to the south of Norwich and only 4 miles to the north of Long Stratton, (with the latter providing a good range of day to day amenities and facilities). Within the village there is still the benefit of good schooling, a doctor's surgery, fine church and popular public house.

DESCRIPTION

The property comprises a two bedroom end of terrace house having been built in 2001 by respected developers Messr Bovis Homes and of traditional construction under a pitched interlocking tiled roof and having had the benefit of the installation of replacement sealed unit upvc double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators. Throughout the property is presented in a most excellent decorative order having been well maintained and enhanced by the current vendors.

EXTERNALLY

The property is set back off the road having off-road parking for 3 cars. The gardens lie to the rear and side aspects of the property and are considerably larger in comparison to neighbouring properties by way of being set on a corner plot position. The gardens are predominantly laid to lawn enjoying a south westerly aspect taking in all of the afternoon and evening sun. Abutting the rear of the conservatory is a paved patio area creating an excellent space for alfresco dining.

The rooms are as follows

ENTRANCE HALL: 5' 8" x 4' 5" (1.75m x 1.37m) Accessed via upvc double glazed frosted door to front. Stairs rising to first floor level. Secondary door giving access through to the reception room.

RECEPTION ROOM: 14' 11" x 10' 4" (4.55m x 3.17m) With window to the front aspect and enjoying a pleasing outlook onto the green. A light, bright and airy room. Secondary door giving access through to the kitchen/diner.

KITCHEN/DINER: 9' 6" x 13' 5" (2.91m x 4.10m) Found to the rear of the property and in turn having access into the conservatory extension. The kitchen area offers a good range of wall and floor unit cupboard space with roll top work surfaces, inset stainless steel sink with drainer and mixer tap. Four ring gas hob to side with extractor above and double oven below. Deep storage cupboard to side beneath stairs.

CONSERVATORY: 9' 5" x 11' 5" (2.88m x 3.49m) A proper upvc double glazed conservatory extension upon a brick base and with French doors to rear opening onto the paved patio area and rear gardens beyond.

FIRST FLOOR LEVEL:

LANDING: 5' 2" x 6' 2" (1.60m x 1.88m) maximum measurements including built-in airing cupboard to side housing the hot water cylinder.

BEDROOM ONE: 11' 6" x 10' 5" (3.52m x 3.18m) With window to the front aspect and being a spacious master bedroom. Double storage cupboard to side. Further having the luxury of en-suite facilities.

EN-SUITE: 5' 4" x 4' 11" (1.63m x 1.51m) With frosted window to front and comprising of a replaced suite with corner tiled shower cubicle, wash hand basin over vanity unit and low level wc.

BEDROOM TWO: 9' 11" x 7' 1" (3.03m x 2.17m) With window to the rear aspect enjoying views over the rear gardens and fields beyond. Double storage cupboard to side.

BATHROOM: 6' 3" x 6' 2" (1.92m x 1.89m) With frosted window to rear and comprising of a matching suite in white with panelled bath and shower attachment over, low level wc and wash hand basin.

OUR REF: L0679



Viewing Arrangements

Strictly by appointment

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

