



**Joy Avenue, Newton Flotman, NR15 1RD**

**Guide Price £290,000-£310,000**



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# Property Features

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- Guide Price £290,000 to £310,000
- Two reception rooms plus home office/study
- Kitchen & separate utility room
- 3 x double bedrooms
- Enclosed rear garden
- Close to public transport links
- Council Tax Band C
- Freehold
- Energy Efficiency Rating TBC.

## Full Description

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Located within the favourable village of Newton Flotman lying in the beautiful countryside of mid-Norfolk and along the River Tas, the property is well situated just seven miles to the south of Norwich and only four miles to the north of Long Stratton and 3 miles to the south of Mulbarton (both villages offering supermarkets, convenience stores, schooling, public houses and other day to day amenities and facilities). Newton Flotman still retains good amenities by way of having schooling, a doctors surgery, fine church and popular Indian restaurant.

This three bedroom detached property is tucked within a quiet cul-de-sac location and is of traditional brick and block cavity wall construction under a pitched interlocking tiled roof with 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. The accommodation is well-proportioned throughout, offering flexible living and a useful home office area.

Externally the property has gravel driveway with parking for two cars with gate access leading to the rear garden which is mainly laid to lawn and fully enclosed by newly erected panel fencing.

Canopied porch gives access to the entrance hall via UPVC front door.

### ENTRANCE HALL

Stairs leading to the first floor, understairs cupboard, wood effect flooring, doors to lounge and kitchen and further door to:-

### CLOAKROOM

Two piece suite comprising WC and handwash basin with side aspect frosted window.



**LOUNGE** 15' 10" x 10' 4" (4.84m x 3.16m)

With feature living flame gas fire and being a focal point for this lovely bright and sunny room flooded by plenty of natural light from the large front aspect picture window. Archway opening gives access to:-

**DINING AREA** 9' 10" x 9' 1" (3.02m x 2.79m)

With ample space for dining table and chairs, glazed door gives access to the rear garden and further door leads to:-

**KITCHEN** 12' 8" x 8' 9" (3.87m x 2.69m)

Fitted kitchen comprising of shaker style wall and base units with worksurfaces over, sink unit with mixer tap, built-in oven, four ring gas hob with extractor fan over, plumbing for dishwasher, space for under counter appliance, tiled floor, rear aspect window, door to airing cupboard and further door to:-

**UTILITY ROOM** 9' 8" x 7' 8" (2.97m x 2.35m)

Plumbing for washing machine and space for tumble dryer both beneath a fitted work surface with wall cupboards above, door giving access to the rear garden and further door to:-

**OFFICE/STUDY** 8' 1" x 7' 9" (2.48m x 2.37m)

Being a conversion of the garage and providing a useful space for working from home with further door to the remainder of the garage with up and over door to the front and currently being used for storage of garden equipment, bikes etc.

**STAIRS TO FIRST FLOOR LANDING**

With hatch giving access to the loft, doors to all bedrooms and:-

**BATHROOM** 11' 0" x 5' 6" (3.36m x 1.68m)

Four piece suite in white comprising panelled bath, separate shower cubicle, pedestal handwash basin, WC, frosted rear aspect window.

**BEDROOM ONE** 11' 6" x 11' 1" (3.51m x 3.38m)

Found to the front of the property and being a generous size room.

**BEDROOM TWO** 10' 11" x 8' 10" (3.34m x 2.71m)

Being another good sized double bedroom with views to the front.

**BEDROOM THREE** 11' 6" x 7' 6" (3.52m x 2.29m)

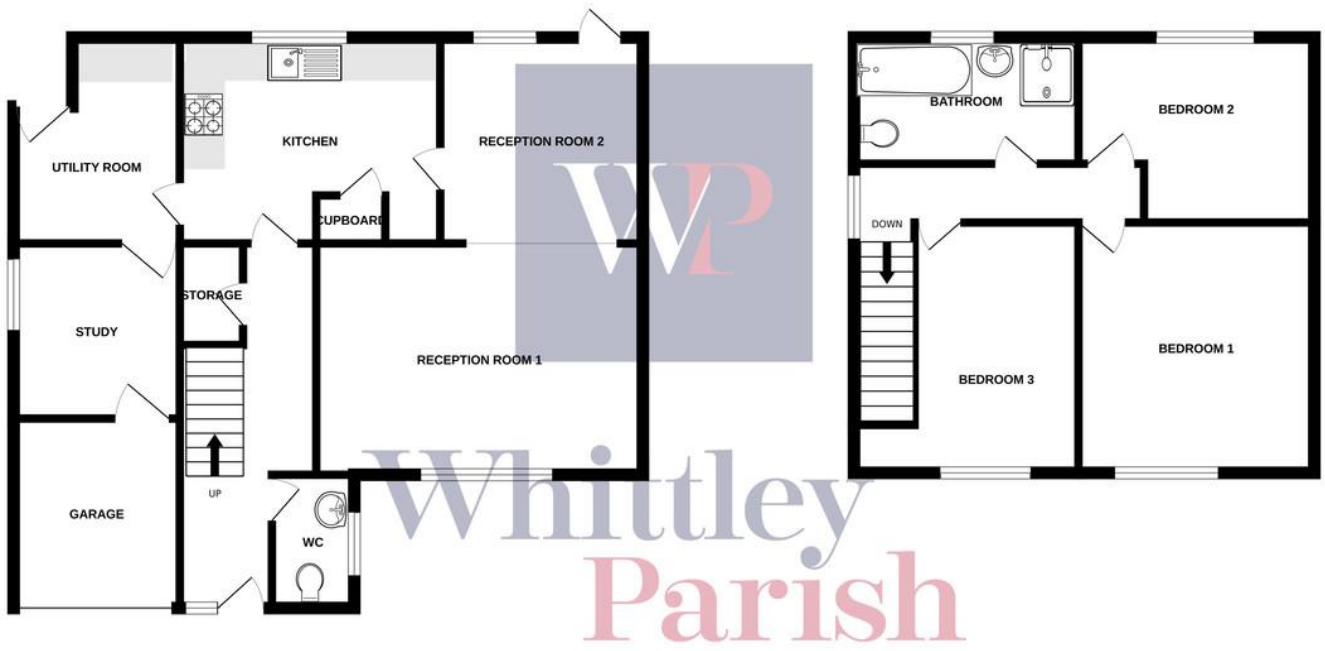
With rear aspect views and yet another double bedroom.

**OUR REF: LO946**



GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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