



**The Street, Flordon, Norwich, NR15 1RN**

**Guide Price £500,000**



01508 531331

[www.whittleparish.com](http://www.whittleparish.com)

# Property Features

---

- Four bedrooms
- Council Tax Band D
- Two substantial reception rooms
- Freehold
- Master suite facilities
- Energy Efficiency Rating D
- Garage and double carport
- 

## Full Description

---

Mandhari (Swahili for panoramic) is situated in an elevated position with stunning views across open countryside, enjoying a delightful individual position on the outskirts of the village and within the reach of many beautiful walks.

Flordon lies within the beautiful countryside of mid Norfolk along the river Tas and is found just eight miles to the south of Norwich and some four miles to the north of Long Stratton. Mulbarton is only three miles away and offers a good range of amenities and facilities with supermarkets, convenience stores, schooling, public houses etc.

The property comprises of an extended four bedroom detached bungalow built in the 1960's of traditional construction under an interlocking tiled roof. The property further benefits from sealed unit upvc double glazed windows and doors and is heated by an oil fired boiler via radiators. Internally the property enjoys a pleasing layout with the principle rooms enjoying stunning views over the front gardens and countryside beyond.

Externally the property is approached via five bar gate up onto a shingled driveway with parking for six vehicles and leading up to the detached garage (measuring 25' 4" x 12' 1" (7.74m x 3.69m) with boarded loft space, electric roller door to front, power/light connected and personnel door to the rear. A double carport is situated opposite the garage and provides more parking. To the rear the garden is mainly laid to lawn and fully enclosed by panel fencing with steps upto a wooded area that then backs onto Flordon church giving total privacy and seclusion within. A patio area abuts the rear of the property giving a pleasant seating area for al fresco dining and entertaining.



## ENTRANCE HALL

With space for hanging coats and shoe storage with door giving access to:-

### RECEPTION ROOM ONE 21' 3" x 12' 1" (6.50m x 3.70m)

With feature brick fireplace and open fire, parquet flooring, double aspect windows and stunning elevated views over the surrounding countryside, French doors to:-

### RECEPTION ROOM TWO 21' 5" x 15' 1" (6.53m x 4.60m)

With continued parquet flooring, double aspect windows and further outstanding views.

## KITCHEN/BREAKFAST ROOM

13' 8" x 11' 1" (4.17m x 3.39m) maximum measurements  
Fitted kitchen with cream shaker style wall and base units with solid wood worksurfaces over, built-in eye level double oven, ceramic hob with stainless steel backsplash and extractor fan over, plumbing for dishwasher, cupboard housing oil fired boiler with external access for servicing, door to rear garden.

### MASTER BEDROOM 13' 7" x 10' 8" (4.16m x 3.26m)

Situated in the rear extension this light and airy room has double doors leading to the rear garden and further doors to the dressing room and:-

### ENSUITE 10' 7" x 6' 5" (3.24m x 1.98m)

Four piece suite in white comprising of corner bath, quadrant shower cubicle, back to wall WC with concealed cistern and hand wash basin set upon a vanity unit.

### DRESSING ROOM 9' 10" x 6' 7" (3.01m x 2.03m)

With extensive hanging space and shelving and door leading to:-

### STUDY/GYM 14' 2" x 9' 1" (4.33m x 2.77m)

Previously an office however this room lends itself to many other uses.

### BEDROOM 11' 4" x 11' 0" (3.47m x 3.37m)

Found to the front of the property and previously the main bedroom.

### BEDROOM THREE 10' 0" x 8' 1" (3.06m x 2.47m)

Also found to the front of the property and being another good sized double bedroom.

### BEDROOM FOUR 9' 6" x 8' 4" (2.90m x 2.56m)

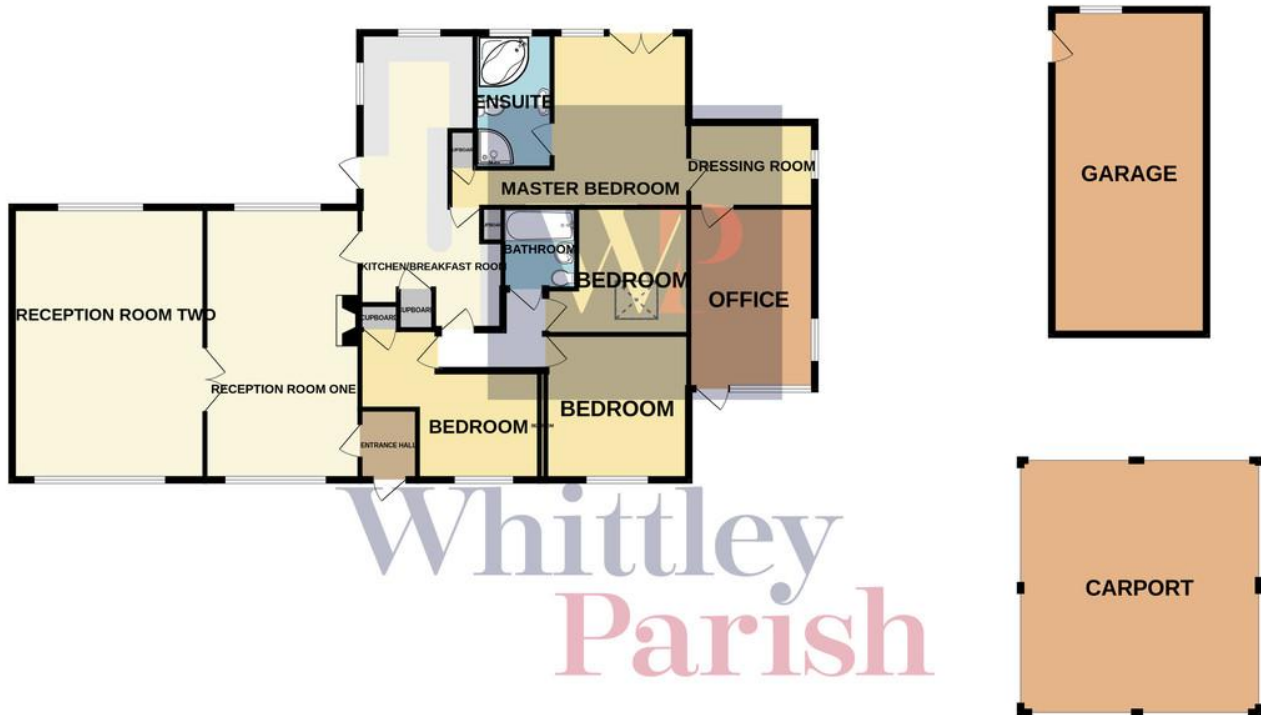
With velux rooflight.

### BATHROOM 6' 5" x 5' 8" (1.97m x 1.73m)

Three piece suite in white comprising panelled bath with shower over, pedestal hand wash basin, WC, tiled floor.



## GROUND FLOOR



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.  
Made with Metroplan ©2023

Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

[www.whittlebyparish.com](http://www.whittlebyparish.com)  
[longstratton@whittlebyparish.com](mailto:longstratton@whittlebyparish.com)  
01508 531331

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