

Alan Avenue, Newton Flotman, Norwich, NR15 1PY

£215,000-£220,000

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The property comprises of a two bedroom end of terrace house having been built in 2001 of traditional construction under a pitched interlocking tiled roof and having had the benefit of the installation of double glazed windows and doors whilst being heated by a gas fired central heating boiler via radiators.

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 rear garden is predominantly laid to lawn with side access leading to the 2 x parking spaces. The original owners had planning permission to erect a garage and the base for this has been laid.

Found within a pleasing and attractive development the property enjoys a secluded setting within a quiet cul-de-sac position. The sought after village of Newton Flotman lies within the beautiful countryside of mid Norfolk along the river Tas and just some seven miles to the south of Norwich and only four 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 indian restaurant.

- Price guide £215,000 to £220,000
- 2 x allocated parking spaces
- Larger than average garden
- Close to public transport
- Easy commute to Norwich city centre
- En-suite to main bedroom
- 2nd double bedroom and 2nd bathroom
- EPC rating C
- Freehold
- Council Tax Band B

