



35 Alan Avenue, Newton Flotman
Norwich



Minors & Brady

35 Alan Avenue

Newton Flotman, Norwich

A standout three-bedroom home offering stylish, low-maintenance living in a well-connected village location. This property provides spacious open-plan living, creating a bright and sociable environment ideal for modern lifestyles. The ground floor flows seamlessly from the lounge area into a well-appointed kitchen and dining space, complemented by useful storage. Upstairs, three bedrooms all benefit from built-in wardrobes, including a main bedroom with en-suite. Outside, the low-maintenance garden enjoys sunlight throughout the day, providing an ideal space to relax or entertain. With a garage, off-road parking, and recent upgrades including a composite front door and updated electrics, this home is both practical and ready to enjoy.

- Stylish three-bedroom terraced home in sought-after Newton Flotman
- Bright and spacious open-plan living, kitchen and dining area
- Principal bedroom with en-suite shower room
- All three bedrooms benefit from built-in wardrobe storage
- Recently fitted composite front door enhancing kerb appeal and security
- Brand new consumer unit and interlinked smoke alarm system
- Private rear garden enjoying sunlight throughout the day
- Very low-maintenance outdoor space ideal for easy living
- Garage and off-road parking providing added convenience
- Spacious loft area and generous under-stair storage cupboard





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The Location

Newton Flotman is a charming rural village located in South Norfolk, offering a peaceful countryside setting with convenient access to nearby towns and the city of Norwich. The village sits just off the A140, providing direct links to Long Stratton, approximately 4 miles to the south, where you'll find a variety of shops, a leisure centre, healthcare services, and a secondary school. To the north-east, the larger village of Poringland is around 3.5 miles away, offering supermarkets, cafés, pharmacies, and a wider selection of local amenities. The vibrant city of Norwich lies just 7 miles to the north, providing comprehensive retail, entertainment, and cultural options, along with Norwich Train Station, which offers direct services to London Liverpool Street in as little as 90 minutes.

For families, Newton Flotman Church of England Primary Academy is located within the village itself, while secondary education options are easily accessible in Long Stratton and nearby Norwich. Healthcare needs are served by a local GP surgery in the village, with additional practices and pharmacies in surrounding areas. Daily essentials can be picked up at a nearby village shop and post office, with larger supermarkets found in Poringland and Long Stratton. Public transport is well supported, with regular bus routes along the A140 linking Newton Flotman to Norwich and Diss.



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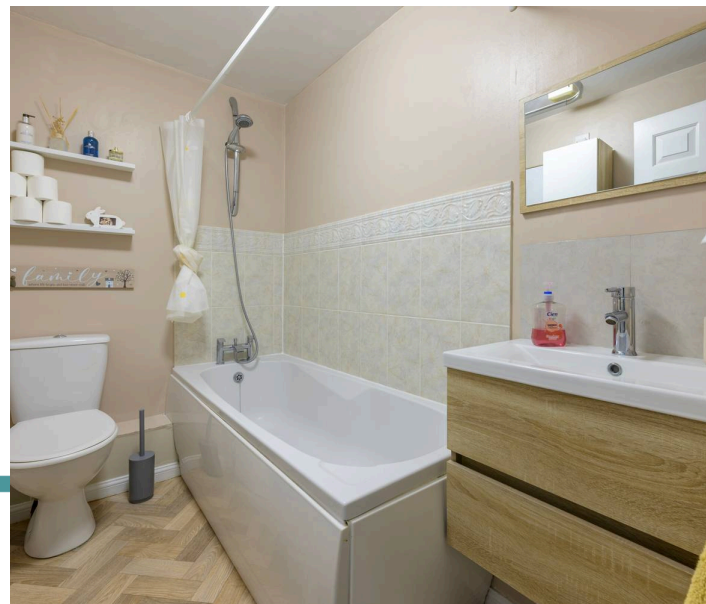
Newton Flotman, Norwich

Alan Avenue, Newton Flotman

Situated within the sought-after village of Newton Flotman, just south of Norwich, this well-presented three-bedroom terraced home offers a practical and comfortable living environment, well suited to a range of buyers. The property benefits from a recently fitted composite front door, enhancing both security and first impressions, while internally the layout has been designed with modern living in mind. Additional improvements include a brand new consumer unit and newly installed interlinked smoke alarms, offering added peace of mind.

The ground floor centres around a spacious open-plan living and kitchen area, creating a sociable and versatile space ideal for both everyday life and entertaining. The reception area features a fireplace, adding a focal point to the room, while flowing seamlessly into the bright kitchen and dining space. The kitchen provides a breakfast area and benefits from good natural light, with ample room for appliances and storage, including a generous under-stairs cupboard.

Upstairs, the property offers three bedrooms, all benefitting from built-in wardrobes. The principal bedroom is a comfortable double and includes an en-suite shower room, providing a private and convenient space. A further double bedroom offers good proportions, while the third bedroom serves as a flexible room, ideal for use as a home office, nursery, or guest space. The main bathroom and en-suite both incorporate built-in storage solutions, enhancing practicality.



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Further benefits include a spacious loft area, offering excellent additional storage potential, along with a particularly roomy stair cupboard on the ground floor.

Outside, the property enjoys a private rear garden designed for very low maintenance, making it easy to manage while still offering a pleasant space for outdoor seating and relaxation. The garden benefits from sunlight throughout the day, adding to its appeal for outdoor use. In addition, the property includes a garage and off-road parking, providing further convenience.

Overall, this home combines modern features, practical upgrades, and a well-thought-out layout, all set within a popular village location with good transport links to Norwich and access to nearby countryside walks and green spaces.

Agents Note

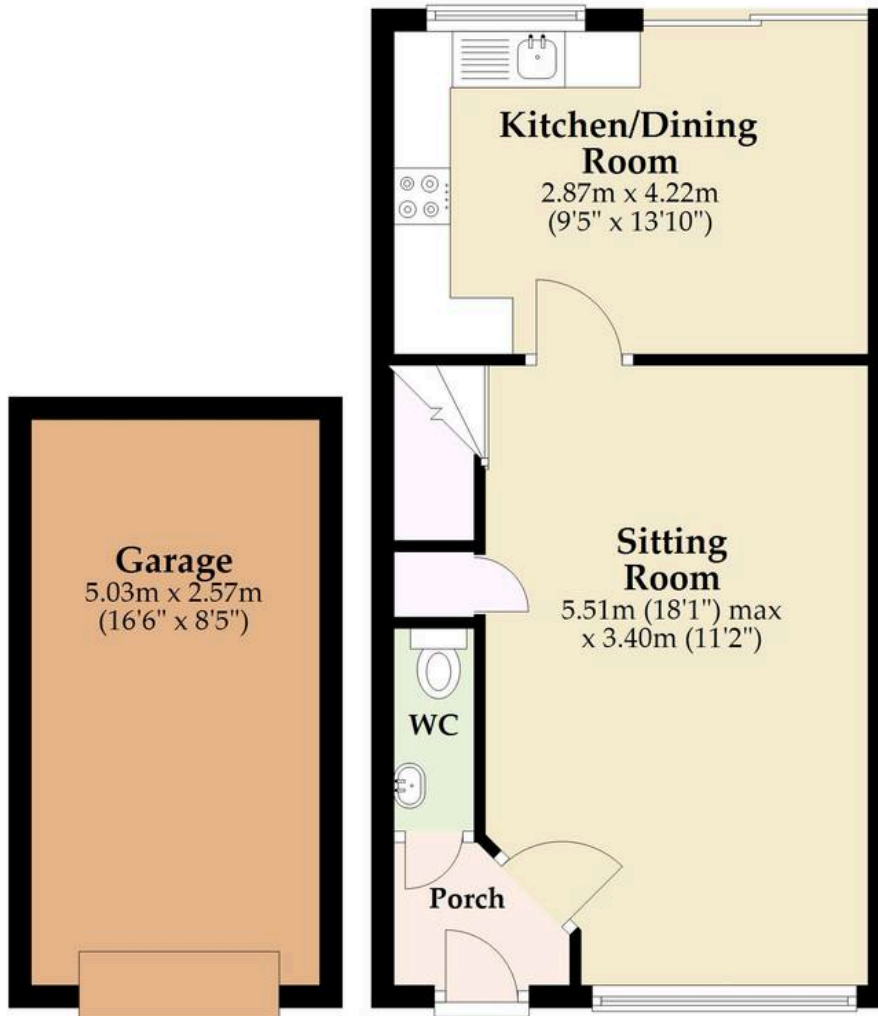
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Total area: approx. 86.7 sq. metres (933.7 sq. feet)

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.

Plan produced using PlanUp.

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