



Meadow View Greenways Close, Flordon

Minors & Brady



Meadow View Greenways Close

Flordon, Norwich

Set on a generous plot within the well-served village of Flordon, this detached chalet bungalow presents a rare opportunity to create a substantial family home tailored to individual tastes and requirements. Offered chain free and enjoying extensive gardens, ample parking and a double garage, the property offers flexible accommodation across two floors, including four bedrooms, open-plan living space and a principal bedroom with en-suite facilities. Requiring refurbishment throughout, there is excellent scope to modernise, reconfigure and potentially extend, subject to the necessary consents, making this an exciting prospect for buyers seeking space, potential and a desirable village setting.

Agents Note

This property will be sold freehold.



M&B





Meadow View Greenways Close

Flordon, Norwich

Greenways Close is situated within the attractive Norfolk village of Flordon, offering a peaceful rural setting while remaining conveniently connected to nearby towns and cities. Surrounded by open countryside, the village is well regarded for its community atmosphere, village character and accessible location to the south of Norwich.

Residents enjoy the benefits of village living, with a range of amenities available in neighbouring villages and nearby market towns. The thriving town of Wymondham and the city of Norwich provide a wider selection of supermarkets, independent shops, cafés, restaurants, healthcare facilities, leisure amenities and educational establishments, all within easy reach.

The surrounding countryside offers excellent opportunities for outdoor recreation, with an extensive network of footpaths, quiet country lanes and open green spaces ideal for walking, cycling and enjoying the Norfolk landscape throughout the seasons. The nearby Tas Valley and surrounding rural scenery create an appealing setting for those who appreciate the outdoors.

For commuters, Flordon is particularly well positioned for access to the A140 and A11, providing convenient routes to Norwich, Wymondham, Thetford and beyond. Flordon railway station is also within easy reach, offering regular services to Norwich and Cambridge, making the village an attractive option for those travelling across the region.



M&B

Meadow View Greenways Close

Flordon, Norwich

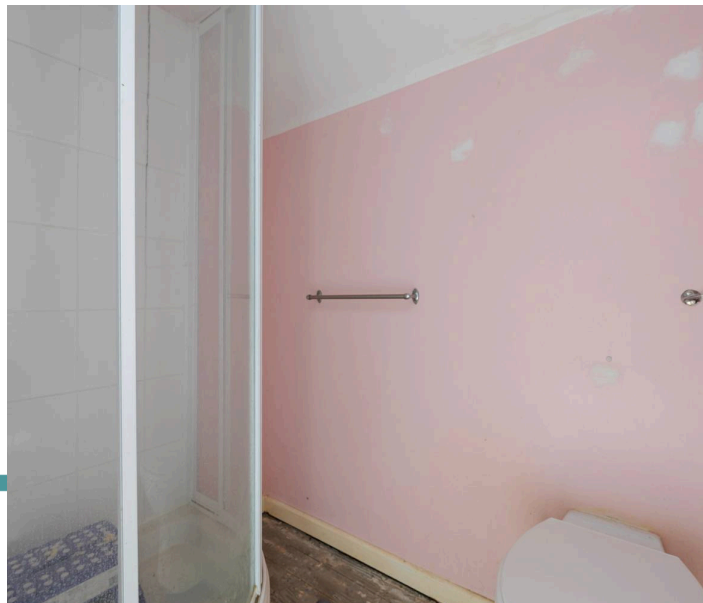
Offered chain free, this detached chalet bungalow occupies a generous plot within the Norfolk village of Flordon, presenting an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements. Requiring refurbishment throughout, the property offers excellent scope for modernisation and potential extension, subject to the necessary consents.

A porch entrance welcomes you into the home and leads through to an inner hallway, providing access to the principal accommodation. The layout is both practical and versatile, offering plenty of opportunity to enhance and adapt the space for modern family living.

The main reception area is a spacious open-plan living and dining room, creating an effortless flow between both spaces. Flooded with natural light, this generous room provides ample space for relaxing, entertaining and everyday family life, whilst offering an excellent foundation for further improvement.

The kitchen/breakfast room is fitted with a range of cabinetry and work surfaces and presents an ideal opportunity for renovation. Buyers may wish to update the space to create a contemporary kitchen suited to modern lifestyles, making it a true heart of the home.

The ground-floor also accommodates two well-proportioned bedrooms, offering flexibility for family members, guests or those working from home. A bathroom fitted with a three-piece suite serves this level, alongside a separate WC for added convenience.



M&B



Meadow View Greenways Close

Flordon, Norwich

To the first-floor, the principal bedroom enjoys a private position and benefits from an en-suite shower room. This floor also benefits from an additional double bedroom, ensuring the home can easily accommodate a variety of living arrangements.

Outside, the property sits within substantial front and rear gardens that are mainly laid to lawn, complemented by fruit trees and established planting. The generous plot provides plenty of space for families to enjoy, whilst also offering exciting potential for landscaping and enhancement.

Accessed via the rear of the property, an extensive brick-weave driveway provides ample off-road parking for multiple vehicles. A double garage further enhances the practicality of the home, offering excellent storage, workshop space or secure parking.



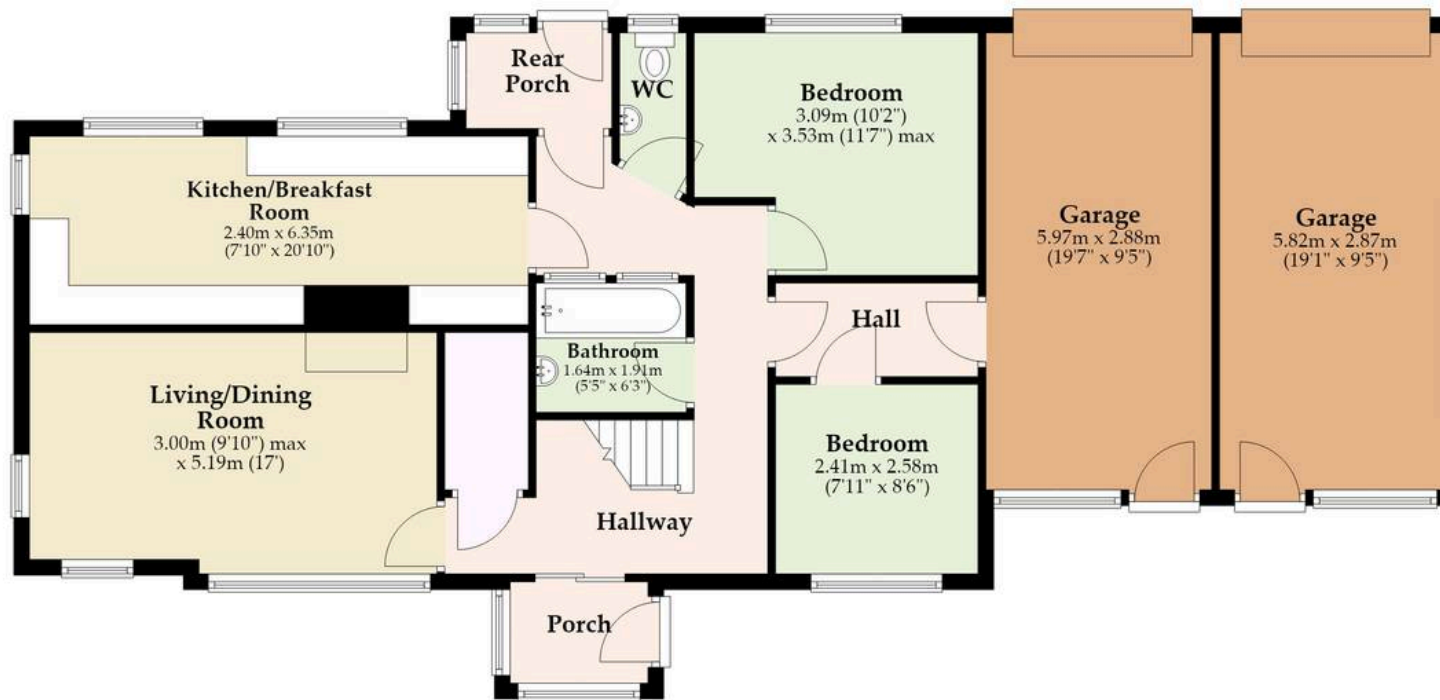
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

M&B

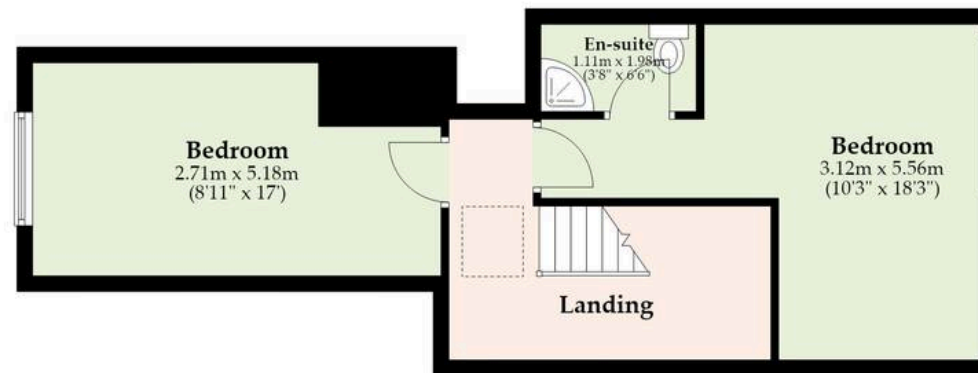
Ground Floor

Approx. 112.8 sq. metres (1213.8 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.1 sq. feet)



Total area: approx. 154.6 sq. metres (1663.9 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.

Dreaming of this home?

Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Kian*
Senior Property Consultant



Meet *Nagilla*
Aftersales Team Leader

Minors & Brady

Your home, our market



diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk