

2 Brightons Road, Newton Flotman

Minors & Brady

2 Brightons Road

Newton Flotman, Norwich

This attractive three-bedroom home offers spacious accommodation, a large sitting room, and a generous rear garden. The property presents a practical layout, with well-proportioned living spaces and three bedrooms offering flexibility for a range of needs. The large lounge provides an inviting setting for relaxing and entertaining, while the separate kitchen adds everyday convenience. Outside, the large rear garden offers excellent space to enjoy, complemented by driveway parking to the front. Further benefits include a storage heating system with boosters, and newly installed Hillarys blinds and curtains throughout.

- Attractive semi-detached corner plot
- Spacious sitting room
- Separate fitted kitchen
- Three well-proportioned bedrooms
- Three-piece shower room
- Large rear garden
- Driveway providing off-road parking
- Storage heating system with boosters
- Newly installed Hillarys blinds and curtains
- Close to regular Connect bus services

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2 Brightons Road

Newton Flotman, Norwich

The Location

Brightons Road is situated within the village of Newton Flotman, a South Norfolk village approximately seven miles south of Norwich. The village offers a good range of everyday amenities, including a local convenience shop, GP surgery, primary school, village hall, and playing fields. There is also a parish church and a number of local community facilities, contributing to the village's established residential character.

The village benefits from convenient access to the A140, providing a direct route towards Norwich to the north and Long Stratton to the south. Regular bus services connect Newton Flotman with Norwich, Long Stratton, Diss, and surrounding villages, while Norwich provides access to a wider range of shopping, leisure, employment, and rail facilities, including mainline services from Norwich railway station.

Brightons Road, Newton Flotman

The accommodation begins with an entrance hall, which provides access to the principal rooms. The large sitting room offers an excellent amount of space for both relaxing and entertaining, with plenty of room for comfortable furnishings. The kitchen is separately arranged and fitted with a range of units, work surfaces, and space for the necessary appliances.

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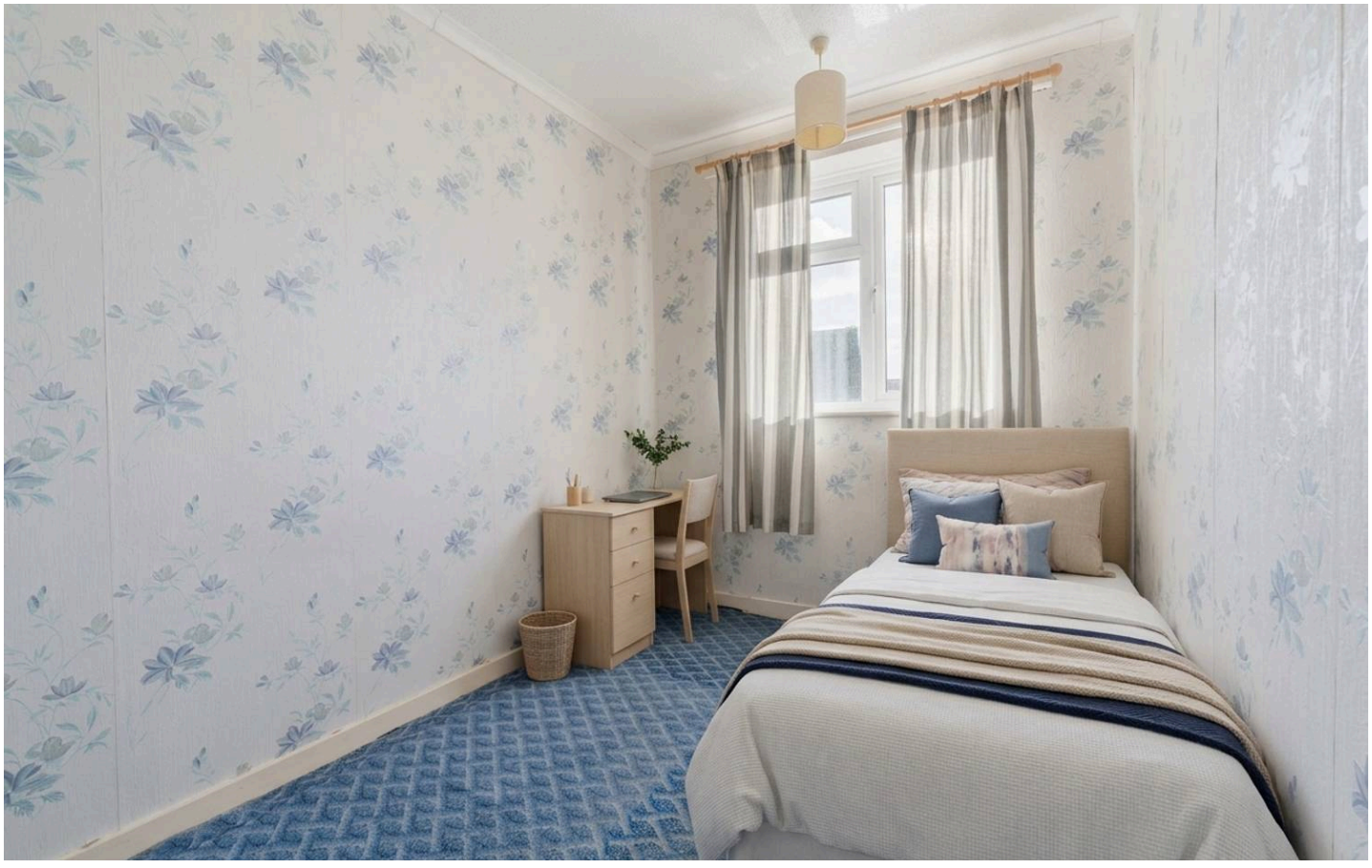











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There are three bedrooms, offering flexibility for family living, visiting guests, or those requiring a home office. The shower room comprises a shower cubicle, wash basin, and WC, providing practical facilities for everyday use.

Externally, the property occupies a semi-detached corner plot, with a garage and driveway providing off-road parking. To the rear, a large garden offers an excellent amount of outdoor space, with plenty of scope for relaxing, entertaining, and enjoying the warmer months. Further benefits include a storage heating system with boosters, alongside newly installed Hillarys blinds and curtains, adding a fresh finishing touch to the accommodation.

Agent's Note

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

This property has a storage heating system with boosters.

This property is subject to Glebe land restrictions, including certain restrictions on Sundays.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

Council Tax Band: B

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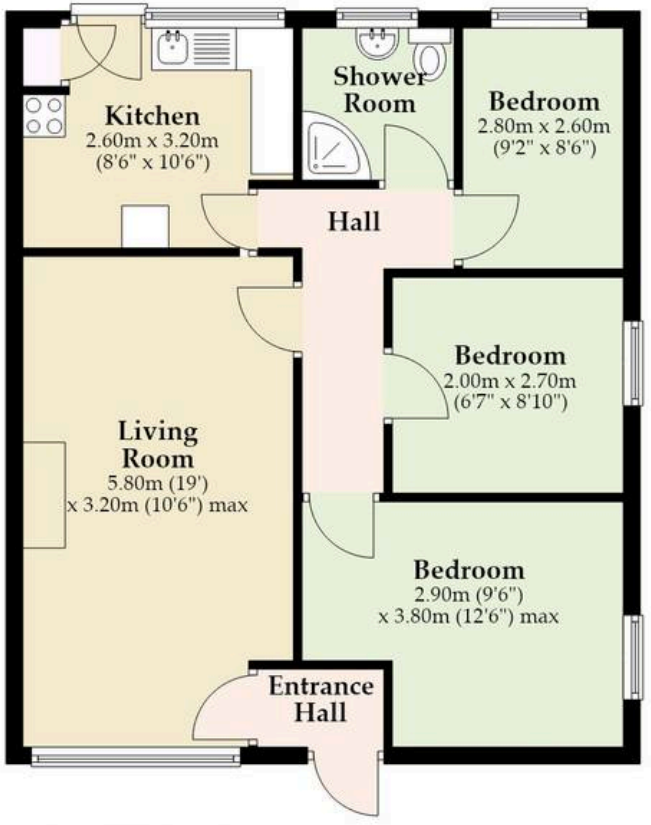
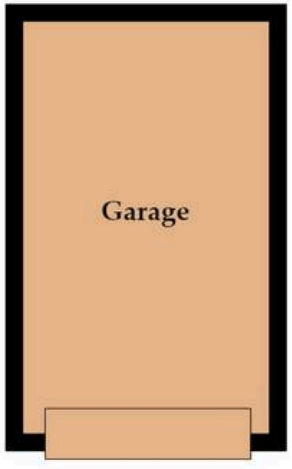
Ground Floor

Approx. 59.4 sq. metres (639.9 sq. feet)



Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)
(excluding Garage)



Total area: approx. 59.4 sq. metres (639.9 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.

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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

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