



## The Ridings, Poringland, Norwich

Guide Price £600,000 Freehold

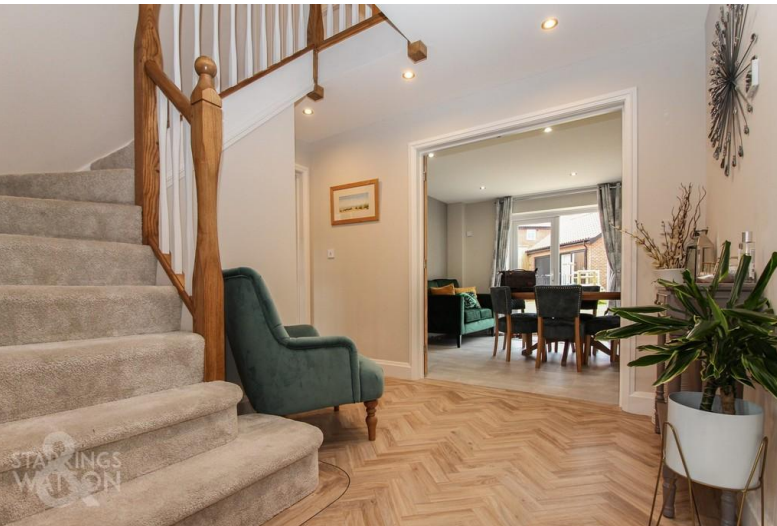
Energy Efficiency Rating : B

- ✓ No Chain!
- ✓ Large Gated Driveway
- ✓ Substantial Garden with AI-fresco Dining Area
- ✓ Luxury Specification Throughout
- ✓ Executive Home Office
- ✓ 4/5 Double Bedrooms
- ✓ 4 Bathrooms (Two En Suite)
- ✓ Ground Floor Underfloor Heating

To arrange an accompanied viewing please call our Poringland Office on 01508 356456

**STARKINGS  
&  
WATSON**





This 4/5 double bedroom house with 4 bathrooms was built by Norfolk Homes and benefits from an executive office at the rear of the property. This is such an incredibly rare find in Poringland as it close to all the amenities the village offers but sits on a substantial plot estimated to be in the region of 0.25 acres (stms) with its own gated driveway which can accommodate at least 8 vehicles or maybe even a boat or motor home. This luxurious property features a fully fitted kitchen with a large island, two hide and slide ovens, an American style fridge freezer and Amtico flooring throughout the ground floor. Incredibly soft carpets provide a cloud like feel when you walk up the stairs and each bedroom benefits from mirror fronted fitted wardrobes. The four bathrooms are tiled from top to bottom with a select range of Porcelanosa tiles. The substantial garden is perfect for long summer days and benefits from an oversized patio area plus a large Oak Pagoda which provides an all year round Al-fresco dining area. The executive office located at the back of the plot is perfect for those who would benefit from peace and privacy whilst working from home and features underfloor heating plus luxury fitted furniture. An estimated 1GB broadband is scheduled for installation direct to the property soon. There is also another room behind the office with its own external entrance which can provide a number of uses including a Gym, and is currently being used as a Massage room. The B rated EPC assures the property is not only economical to live in and run, but it is also future proofed against new government energy legislation. Forever homes like this rarely come on the market, especially with this specification, so don't expect it to hang around long.

#### LOCATION

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland itself offers every amenity a family could need including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and

hamlets close by with further walks and public houses for a drink on a summers evening, or around the fire in the winter!

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 7PS), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first roundabout turn right, and left at the mini-roundabout onto The Ridings. Continue along this road where the property can be found on the left hand side.

With a low maintenance fully landscaped front garden, a hard standing footpath leads to the main entrance door, whilst a brick weave gated driveway leads to the side and rear parking area.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

With a warm and welcoming ambiance, this spacious hallway offers access to the principle reception rooms with double doors opening up to the well proportioned kitchen/dining room. With stairs leading to the first floor galleried landing, ample storage is provided within the double cloaks storage cupboard whilst the hallway offers wood effect Amtico flooring with underfloor heating, uPVC double glazed window to front x2, thermostat heating control, built-in under stairs storage cupboard, smooth ceiling with recessed spotlighting, doors to:

#### SITTING ROOM

21' 2" x 12' 1" (6.45m x 3.68m) Offering a dual aspect with uPVC double glazed window to front and uPVC double glazed French doors leading to the rear garden and seating area, whilst being







finished with continued wood effect Amtico flooring with underfloor heating, television and media cable management, thermostat heating control, wall lighting, smooth ceiling.

#### KITCHEN/DINING ROOM

23' 4" x 14' Max. (7.11m x 4.27m) Offering an ideal family friendly space and creating the hub of this home with direct access to the garden and a welcoming open plan layout to the entrance hall via the double doors. With plentiful space for soft furnishings and a dining table the kitchen itself offers an extensive fitted range of wall and base level units with square edged work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, inset gas hob with extractor fan and built-in eye level twin 'Neff' slide and hide electric double ovens, central island and breakfast bar with built-in storage and pan drawers, space for American style fridge freezer, integrated dishwasher, Amtico wood effect flooring with underfloor heating, under cupboard lighting, uPVC double glazed window and French doors to rear garden, television point, space for dining table, built-in wine rack, thermostat heating control, smooth ceiling with recessed spotlighting, door to:

#### UTILITY ROOM

6' 11" x 5' 9" (2.11m x 1.75m) Offering a matching fitted range of base level units with complementary square edged work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, space for washing machine and tumble dryer, continued Amtico tiled effect flooring with underfloor heating, wall mounted gas fired central heating boiler, double glazed door to side, extractor fan, smooth ceiling with recessed spotlighting.

#### SHOWER ROOM

Situated adjacent to the study/playroom and offering independent ground floor living if required whilst offering a modern white three piece suite comprising low level W.C. with hidden cistern, pedestal hand wash basin with mixer tap, shower cubicle with

thermostatically controlled shower, tiled walls, Amtico tiled effect flooring with underfloor heating, heated towel rail, smooth ceiling with recessed spotlighting and extractor fan.

#### STUDY/PLAYROOM

10' 11" x 10' 7" (3.33m x 3.23m) Amtico wood effect flooring with underfloor heating, uPVC double glazed window to front, television point, thermostat heating control, electric fuse box, smooth ceiling.

#### STAIRS TO FIRST FLOOR GALLERIED LANDING

Finished with a luxury fitted carpet, this spacious gallery offers a uPVC double glazed window to front providing natural light, radiator, built-in storage cupboard, built-in double airing cupboard housing hot water tank, smooth ceiling with recessed spotlighting, doors to:

#### DOUBLE BEDROOM

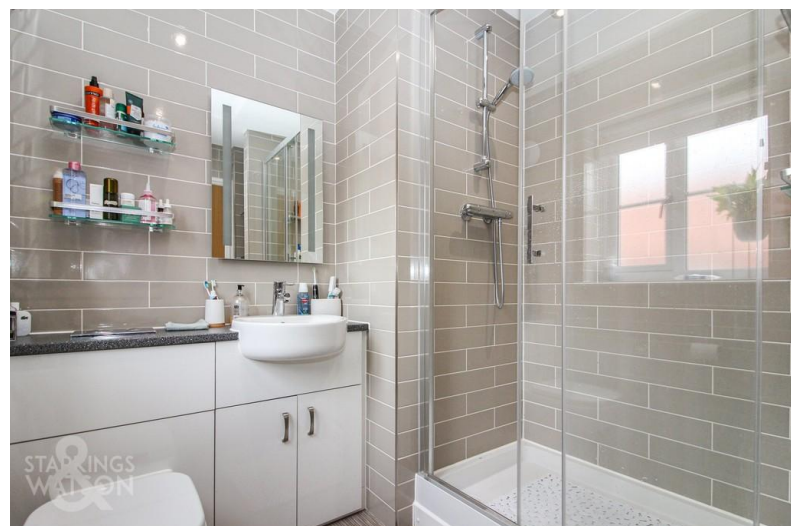
12' 4" x 9' 6" Max. (3.76m x 2.9m) Luxury fitted carpet, radiator, uPVC double glazed window to front, television point, built-in double wardrobe with sliding mirrored doors, smooth ceiling.

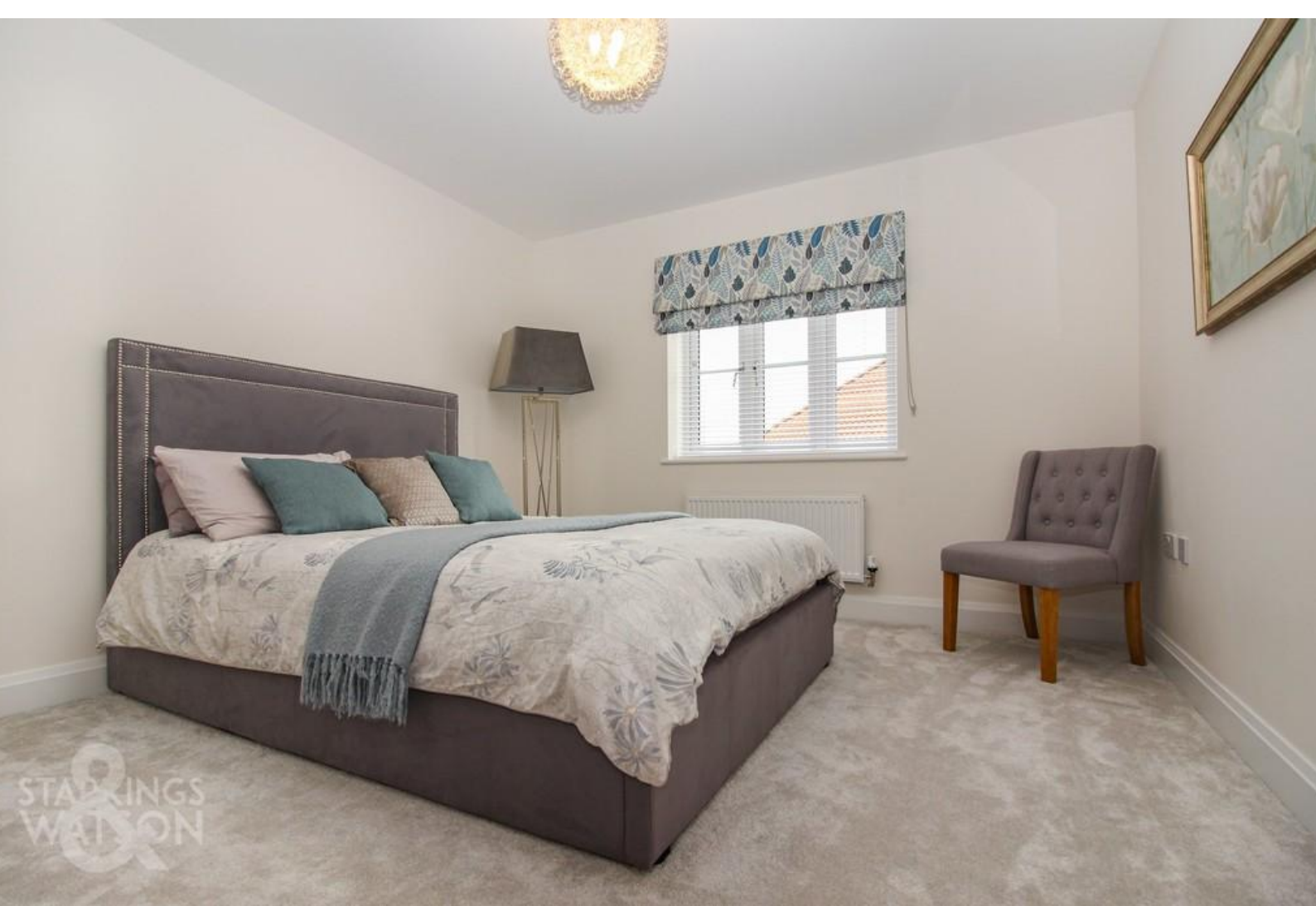
#### DOUBLE BEDROOM

12' 4" x 9' 6" (3.76m x 2.9m) Luxury fitted carpet, radiator, uPVC double glazed window to rear, television point, built-in double wardrobe with sliding mirrored doors, smooth ceiling.

#### FAMILY BATHROOM

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled walls, vinyl flooring, heated towel rail, shaver point, wall mounted vanity mirror with lighting, extractor fan, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.









#### DOUBLE BEDROOM

13' 11" x 11' 9" Max. (4.24m x 3.58m) Luxury fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe with sliding mirrored doors x2, smooth ceiling door to:

#### EN SUITE

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, heated towel rail, wall mounted vanity mirror with lighting, extractor fan, built-in storage shelving, smooth ceiling with recessed spotlighting.

#### DOUBLE BEDROOM

14' 1" x 10' 11" Max. (4.29m x 3.33m) Luxury fitted carpet, radiator, uPVC double glazed window to front, television point, built-in double wardrobe with sliding mirrored doors, smooth ceiling, door to:

#### EN SUITE

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, heated towel rail, wall mounted vanity mirror with lighting, shaver point, smooth ceiling with recessed spotlighting and extractor fan.

#### OUTSIDE REAR

Occupying a substantial plot, a patio extends from the kitchen, which in turn opens up to a lawned area, enclosed with timber panelled fencing and wrought iron railings to the driveway. A timber build Pagoda offers a private seating area which is ideal for outside entertaining and cooking. Outside lighting, power and water supplies are installed, with the pathway leading to the gym and an ideal space for a hot tub. A feature Olive Tree has been planted, whilst gated access leads to the large gated driveway.

#### GARAGE

11' 3" x 8' 4" (3.43m x 2.54m) Up and over door to front, power and lighting, storage above.

#### EXECUTIVE HOME OFFICE

11' 3" x 8' 4" (3.43m x 2.54m) Wood effect flooring with Wi-Fi controlled underfloor heating, uPVC double glazed window to side x2, uPVC double glazed sliding patio doors to front, range of built-in storage shelving, cupboards and desking, smooth ceiling.

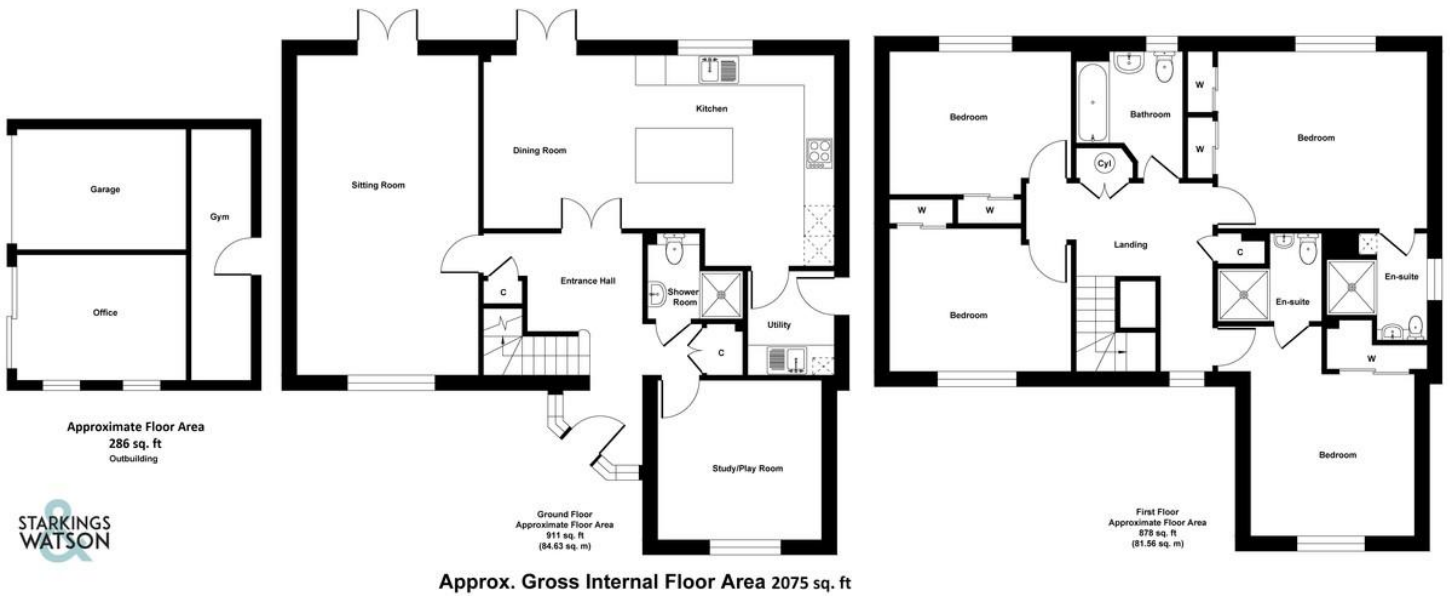
#### GYM

17' 8" x 5' 8" (5.38m x 1.73m) uPVC double glazed door to front, wood effect flooring with Wi-Fi controlled underfloor heating, smooth ceiling with recessed spotlighting.









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

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