

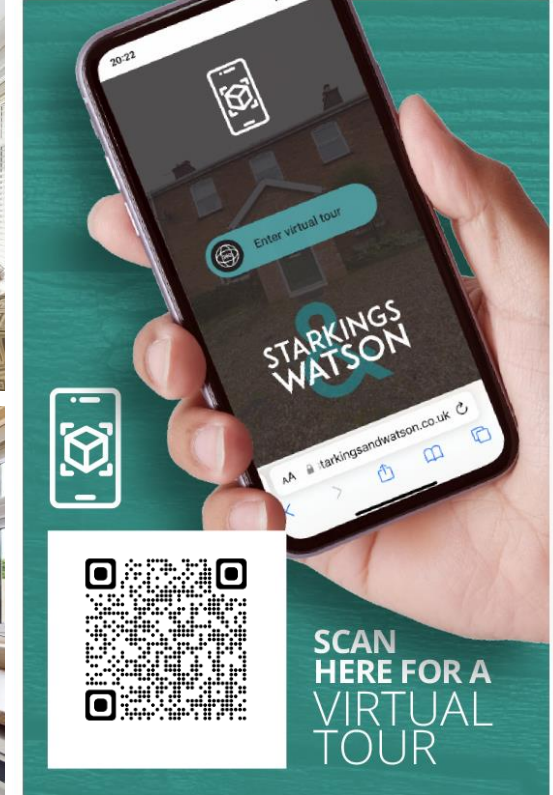
SHOTESHAM ROAD

Poringland, Norwich NR14 7LG

Freehold | Energy Efficiency Rating : C

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- Detached Family Home
- Gardens with Impressive Privacy
- Open Plan & Seamless Flow
- Hall Entrance with Cloakroom
- 17' L-Shaped Sitting Room
- Kitchen & Dining Room
- Four Double Bedrooms
- Garage & Driveway

IN SUMMARY

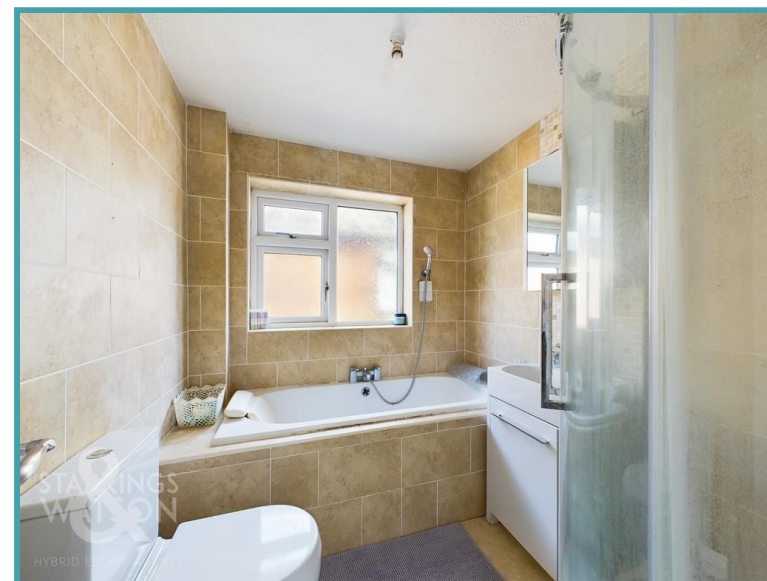
This DETACHED FAMILY HOME offers FOUR DOUBLE BEDROOMS, manageable GARDENS, parking and garage - all within WALKING DISTANCE to excellent SCHOOLING and AMENITIES. Having been UPDATED and MODERNISED over the years, the property offers a CONTEMPORARY FEEL with LARGE PICTURE WINDOWS. Walking in the HALL ENTRANCE, doors lead to the cloakroom which offers useful COAT and SHOE STORAGE, and to the 17' L-SHAPED sitting room which is a GREAT SIZE and offers AMPLE SPACE for a large family. Double doors FLOW SEAMLESSLY to the dining room, with further FRENCH DOORS and full height windows to the REAR GARDEN. The KITCHEN leads to the right, with a porch and inner hall - offering two storage cupboards. The SPACIOUS LANDING leads to the FOUR DOUBLE BEDROOMS and modern FAMILY BATHROOM with SEPARATE SHOWER. The GARDENS wrap around the property, offering IMPRESSIVE PRIVACY, with PARKING for two cars, and a detached GARAGE.

SETTING THE SCENE

The property occupies a prominent corner position with extensive lawned gardens enclosed within timber picket fencing, with a hard standing footpath leading to the main property. The off road parking and garage can be found to the rear with direct access off the adjacent road.

THE GRAND TOUR

Heading inside, the hall entrance offers a great meet and greet space, with a door to the sitting room, and to the cloakroom - finished with a two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over. The 17' sitting room is fitted with carpet, and a large uPVC double glazed window to front, with doors to the inner hallway, and double doors to the dining room, creating a fantastic open plan entertaining space, which in turn offers French doors to the garden, and an opening to the kitchen. Fitted with a range of wall and base level units, the kitchen includes an inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric double oven with extractor fan, tiled flooring, space for fridge freezer, dishwasher and washing machine. A rear porch leads off, and a door to the inner hall, with built-in storage and stairs to the first floor. The landing is split level, with a window to side, and doors to all four double bedrooms - including the main bedroom with built-in wardrobes. The family bathroom is fitted with a modern white four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard



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under and mixer tap over, tiled double ended bath with mixer shower tap, shower cubicle with thermostatically controlled shower and tiled walls.

THE GREAT OUTDOORS

Leaving the property via the dining room, wrap around L-shaped gardens can be found, including a lawned expanse to the side, and a large hard standing patio leading directly from the kitchen. The garden is fully enclosed with timber panelled fencing and gated access leads to the parking area and front garden. The front gardens remain fully usable and are currently enclosed with picket fencing, and allow huge potential for further landscaping if required. The garage includes an up and over door to front, window and door to side.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Poringland, the village 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.

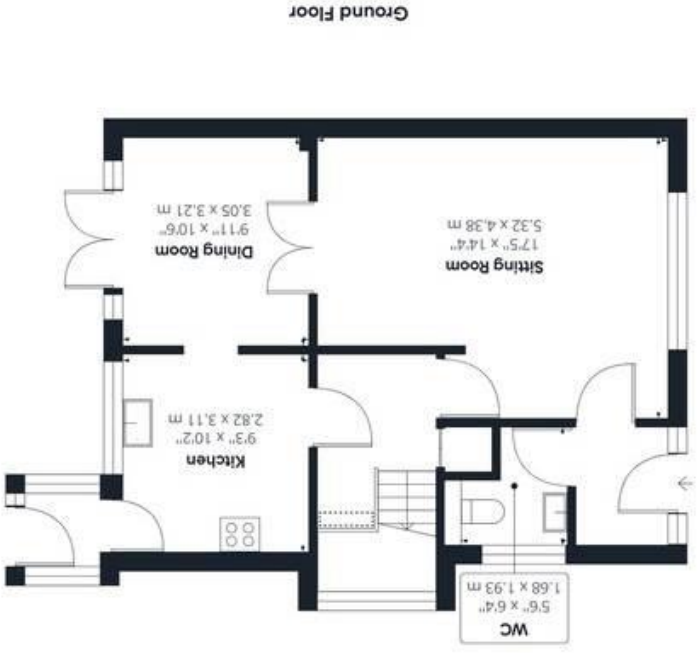
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Price:



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Approximate total area⁽¹⁾
1153.88 ft²
107.20 m²

Reduced headroom
1.79 ft²
0.17 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.