



The Street, Poringland, Norwich

Guide Price £400,000 - £425,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Detached Family Home
- ✓ Over 2000 Sq ft (stms)
- ✓ Some Updating Required
- ✓ Three Reception Rooms
- ✓ Kitchen & Various Utility Rooms
- ✓ 4/5 Double Bedrooms
- ✓ South West Facing Gardens

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

**STARKINGS
& WATSON**



Offered with NO CHAIN, this SUBSTANTIAL 2000+ Sq ft (stms) home offers a FANTASTIC PROJECT, whilst offering an EXTENSIVE DRIVEWAY and manageable SOUTH WEST FACING GARDENS. Requiring SOME UPDATING and remedial works to the windows, the property is PERFECTLY LIVEABLE, allowing a new owner to put their own stamp on the property. Located CLOSE to AMENITIES, an attractive walled frontage encloses the property, with ample parking and access to the garage. Internally, a hall entrance with STORAGE leads to the 25' SITTING ROOM, study, conservatory, SHOWER ROOM, dining room and KITCHEN. Three USEFUL UTILITY style rooms can also be found, one used as a UTILITY, the other a BOOT ROOM, and lastly a LAUNDRY ROOM. Heading upstairs, a shower room and 4/5 DOUBLE BEDROOMS can be found, with the main bedroom connecting to another bedroom and EN SUITE - allowing DRESSING ROOM potential.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7JT), 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 and second roundabouts continue straight over, where the property can be found on your right hand side, indicated by our For Sale board.

The property is set back from the road with a substantial hard standing driveway providing off road parking for several vehicles. A low maintenance shingled front garden with a low level brick walled boundary encloses the front aspect. Access leads to the main property and integral garage, with gated access leading to the rear garden.

Entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, stairs to first floor landing, telephone point, built-in cloaks storage cupboard, coved ceiling, doors to:



SITTING ROOM

25' 10" x 12' 11" (7.87m x 3.94m) Feature fire place, fitted carpet, radiator x2, double glazed windows to front and side, wall lighting, television point, coved ceiling, door to study, double glazed sliding patio doors to:

CONSERVATORY

8' 10" x 5' 5" (2.69m x 1.65m) Of brick and timber construction with double glazed windows to side and rear, double glazed French doors to rear, tiled flooring, radiator, wall lighting, vaulted ceiling.

STUDY

10' 7" x 6' 2" Max. (3.23m x 1.88m) Vinyl flooring, uPVC double glazed window to rear, smooth coved ceiling.

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, radiator, obscure double glazed window to rear, shaver light, coved ceiling.

DINING ROOM

11' 10" x 11' (3.61m x 3.35m) Fitted carpet, radiator, double glazed window to front, coved ceiling, door to:

KITCHEN

11' 10" x 10' 5" (3.61m x 3.18m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tile splash backs and matching up-stands, inset electric ceramic hob with extractor fan, built-in eye level electric double oven, tiled effect flooring, space for fridge and dishwasher, radiator, double glazed window to rear, door to entrance hall, coved ceiling, door to:

UTILITY ROOM

10' x 6' 4" (3.05m x 1.93m) Fitted range of base level units with complementary rolled edge work surfaces, space for gas cooker, tiled splash backs, tiled effect flooring, radiator, electric fuse box, heating timer controls, coved ceiling, door to boot room, opening to:

LAUNDRY ROOM

10' 8" x 9' (3.25m x 2.74m) Fitted range of base level units with complementary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, tiled effect flooring, space for washing machine, tumble dryer and fridge freezer, double glazed window to rear, door to side, smooth coved ceiling.

BOOT ROOM

10' x 5' 7" (3.05m x 1.7m) Tiled flooring, door to side, wall mounted 2020 installed gas fired central heating boiler, door to garage.







STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, double glazed window to front, built-in airing cupboard housing the hot water tank, coved ceiling with loft access hatch, doors to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with thermostatically controlled shower, tiled walls, vinyl flooring, radiator, obscure double glazed window to rear, wall lighting, coved ceiling.

DOUBLE BEDROOM

12' 10" x 12' 10" (3.91m x 3.91m) Fitted carpet, radiator, double glazed window to rear, built-in double wardrobe x2, telephone point, coved ceiling.

DOUBLE BEDROOM

12' 11" x 10' 3" (3.94m x 3.12m) Ready for flooring, radiator, double glazed window to front, built-in double wardrobe, coved ceiling.

DOUBLE BEDROOM

12' x 8' 3" (3.66m x 2.51m) Fitted carpet, radiator, double glazed window to front, built-in double wardrobe, coved ceiling.

BEDROOM/DRESSING ROOM

12' x 10' 4" Max. (3.66m x 3.15m) Stripped wood flooring, radiator, double glazed window to rear, coved ceiling, door to:

EN SUITE

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, corner panelled bath with mixer shower tap, tiled walls, vinyl flooring, obscure double glazed window to rear, built-in double wardrobe with sliding mirrored doors, radiator, coved ceiling with recessed spotlighting, door to:

DOUBLE BEDROOM

20' 5" x 10' Max. (6.22m x 3.05m) Fitted carpet, radiator x2, double glazed windows to front and side, television and telephone points, coved ceiling with loft access hatch.

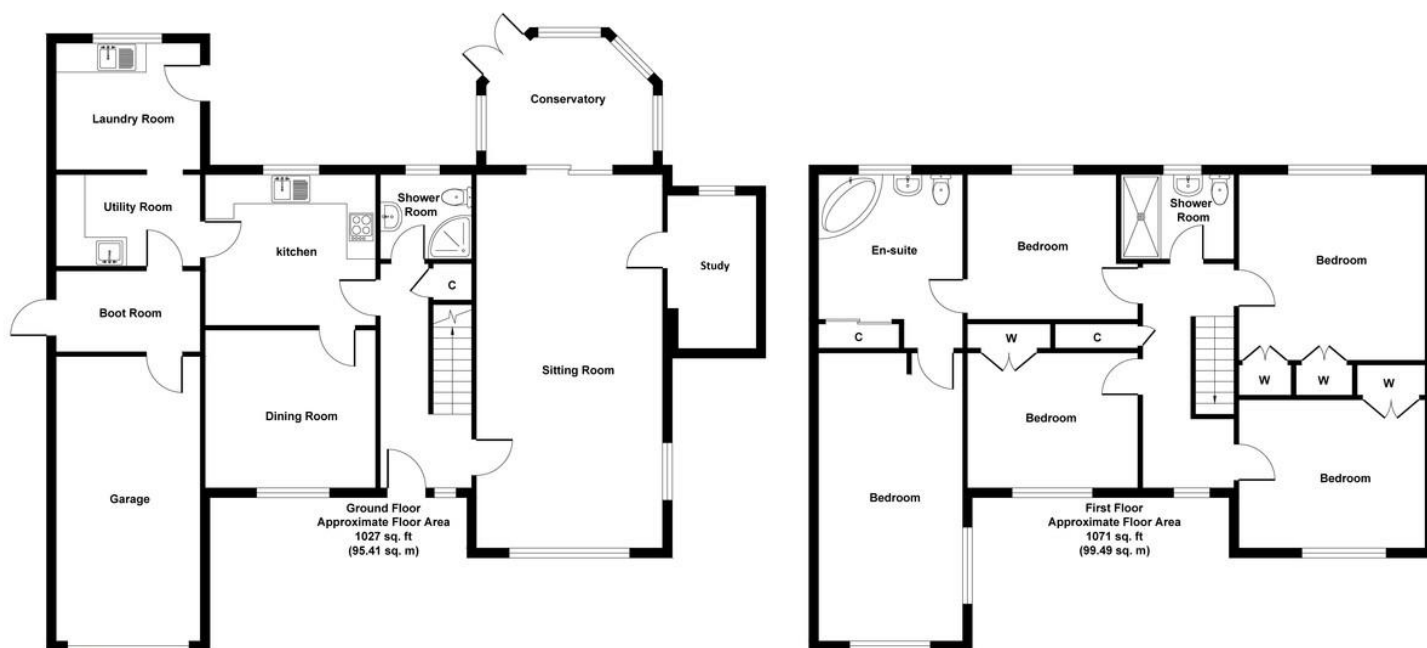
OUTSIDE REAR

Leaving the property via the conservatory French doors, a low maintenance south west facing garden can be found, enclosed with high level hedging. The garden offers a range of hard standing and shingled seating areas, with a raised feature pond and various storage sheds. Gated access leads to the front of the property whilst the garden also offers an outside water supply and huge potential to further landscape the garden.

GARAGE

19' 8" x 10' 2" (5.99m x 3.1m) Electric up and over door to front, door to utility room, power and lighting.





**STARKINGS
WATSON**

Approx. Gross Internal Floor Area 2098 sq. ft / 194.90 sq. m

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