



Bungay Road, Poringland, Norwich

Guide Price £500,000 - £515,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Detached Cottage & Annexe
- ✓ 1700's with Character & Charm
- ✓ 24' Sitting Room
- ✓ Magnificent Inglenook Fire Place
- ✓ Triple Aspect Dining Room
- ✓ 21' Kitchen/Breakfast Room
- ✓ Detached Studio Annexe
- ✓ Panoramic Field Views

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

**STARKINGS
&
WATSON**



Dating back to the 1700's this PROMINENT detached CHARACTER HOME and STUDIO ANNEXE was once home to the VILLAGE REGISTRAR. With a HERITAGE STEEPED IN LOCAL HISTORY, the present owner enjoys recalling how the property includes a BEAUTIFUL TIMBER BEAM from the CATHEDRAL, and HAND CRAFTED DOORS from the ABBEY. Situated in an ELEVATED SPOT with HIGH LEVEL HEDGING screening the property from the road, ample parking can be found, COUPLED with WRAP AROUND GARDENS - and OPEN FIELD VIEWS to rear. Once inside, the PORCH ENTRANCE offers an attractive vaulted ceiling, and leads to the 24' SITTING ROOM with its MAGNIFICENT INGLENOOK FIREPLACE. With CHARACTER and CHARM throughout, most rooms enjoy exposed BEAMS to the walls and ceilings. Double doors open up to the TRIPLE ASPECT DINING ROOM, with a further door to the 21' KITCHEN/BREAKFAST ROOM. The garden room, utility room and shower room complete the downstairs. The first floor offers THREE DOUBLE BEDROOM and family bathroom.

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 7NA), 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. The property can be found on your left hand side, tucked away, and indicated by our For Sale board, just as you leave the village.

Occupying an elevated position, the property is approached via a shingled driveway providing off road parking for several vehicles, leading to the main property and detached annexe. High level mature hedging screens the property from the road, with wrought iron gates leading into the side and rear garden.

Entrance door to:

ENTRANCE PORCH

Pamment tiled flooring, window to side x2, exposed brickwork, vaulted ceiling with exposed timber beams, door to:



SITTING ROOM

24' 3" x 13' 10" Max. (7.39m x 4.22m) Feature brick built inglenook open fire with pamment tiled hearth and timber beam, fitted carpet, radiator x2, television and telephone points, wall lighting, smooth ceiling with exposed timber beams, door to kitchen/breakfast room, double doors to:

DINING ROOM

17' 10" x 16' 5" Max. (5.44m x 5m) Feature brick built fire place with pamment tiled hearth and timber beam, fitted carpet, radiator x2, double glazed dual aspect windows to front and rear x3, double glazed French doors to side, wall lighting, built-in under stairs storage cupboard, smooth ceiling with exposed timber beam, door to:

INNER HALLWAY

Pamment tiled flooring, radiator, stairs to first floor landing, opening to:

KITCHEN/BREAKFAST ROOM

26' 6" x 8' 11" Max. (8.08m x 2.72m) Bespoke fitted range of base level units with granite and solid wood work surfaces, and inset ceramic butler sink with mixer tap, tiled splash backs, space for range style gas cooker, pamment tiled flooring, space for fridge freezer, space for dining table, window to rear x3, French doors to side, cupboard housing floor standing gas fired central heating boiler, radiator, walk-in larder cupboard with space for dishwasher and alarm control panels, exposed brickwork, door to sitting room, door to:

GARDEN ROOM

12' 10" x 9' 9" Max. (3.91m x 2.97m) Of timber construction with double glazed windows to side and rear, double glazed French doors to rear garden, tiled flooring, radiator, wall lighting, door to:

UTILITY ROOM

6' 11" x 6' 6" (2.11m x 1.98m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink bowl sink with mixer tap, tiled splash backs, space for fridge and washing machine, tiled flooring, cloaks storage space, exposed timber beams, recessed spotlighting, door to:

SHOWER ROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, tiled splash backs and flooring, obscure double glazed window to side, extractor fan, radiator, recessed spotlighting.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, window to rear, wall lighting, radiator, eaves storage access, smooth ceiling with roof light and exposed timber beams, doors to:

DOUBLE BEDROOM

13' 7" x 8' 9" Max. Some Restricted Height. (4.14m x 2.67m) Fitted carpet, radiator, double glazed window to front and side, built-in double wardrobe, smooth ceiling with exposed timber beams and loft access hatch.







DOUBLE BEDROOM

10' x 8' 8" Max. Some Restricted Height. (3.05m x 2.64m)
Fitted carpet, radiator, double glazed window to front, smooth ceiling with exposed timber beams.

DOUBLE BEDROOM

15' 3" x 10' 8" Some Restricted Height. (4.65m x 3.25m)
Stripped wood flooring, radiator, double glazed window to front x2, smooth ceiling with exposed timber beams.

FAMILY BATHROOM

Luxury three piece suite comprising low level W.C, pedestal hand wash basin, freestanding roll top bath with mixer shower tap, exposed brickwork, stripped wood flooring, built-in double airing cupboard housing hot water tank, radiator, built-in storage cupboard, double glazed window to front, wall lighting, smooth ceiling with exposed timber beams and recessed spotlighting.

ANNEXE

Double glazed entrance door to:

KITCHEN

10' x 4' 5" (3.05m x 1.35m) 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, tiled splash backs, space for fridge freezer, tiled flooring, double glazed window to rear, built-in cloaks storage cupboard housing electric fuse box, wall mounted electric heater, smooth ceiling with recessed spotlighting, opening to:

SITTING ROOM/BEDROOM

17' 4" x 10' 9" (5.28m x 3.28m) Stripped wood flooring, wall mounted electric heater, pamment tiled flooring for the installation of a feature fire place, double glazed full height windows to front x2, exposed timber beams, television point, wall lighting, smooth vaulted ceiling with exposed timber beams, door to:

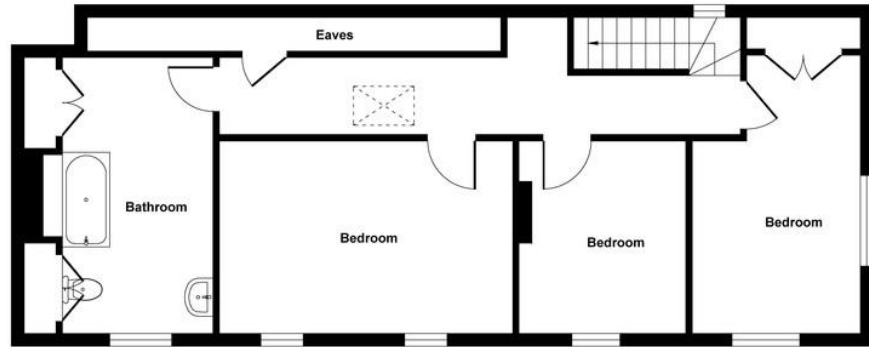
WET ROOM

Three piece suite comprising low level W.C, wall mounted hand wash basin with mixer tap, shower area with electric shower, tiled splash backs and flooring, wall mounted electric heater, extractor fan, shaver point, obscure double glazed window to rear, smooth ceiling with recessed spotlighting.

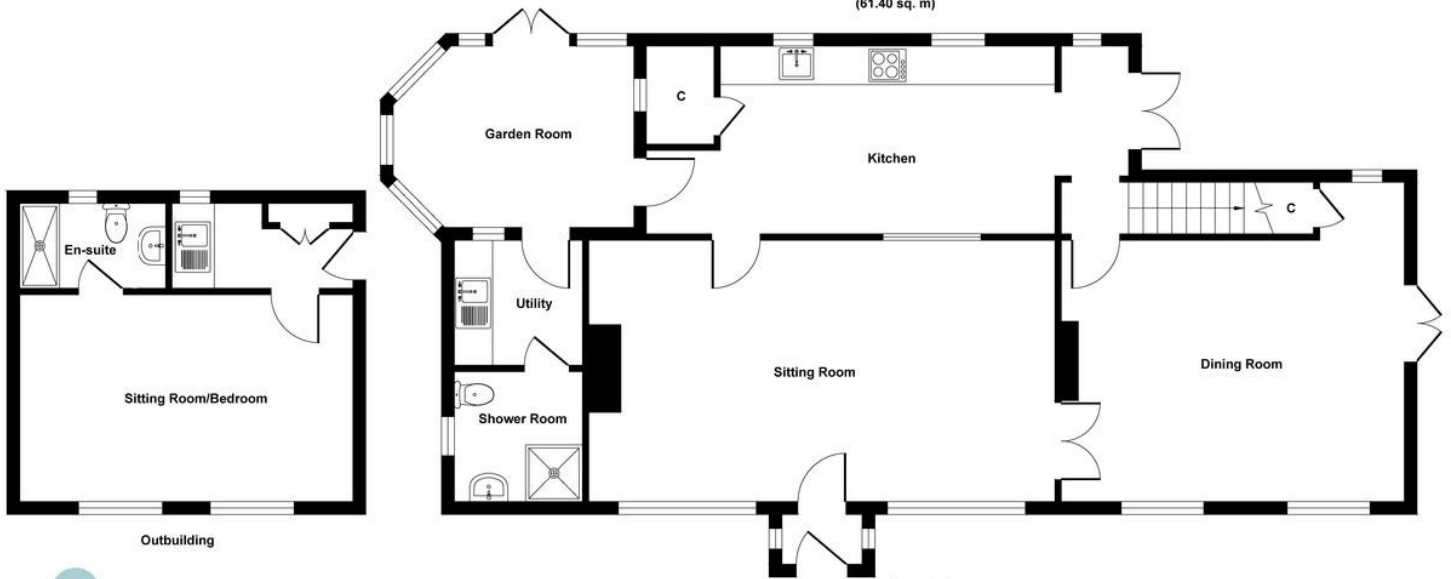
OUTSIDE REAR

Leaving the property via the garden room, wraparound gardens can be found to all sides, with panoramic field views to the rear boundary. First of all a mature planted raised flowerbed area can be found with shingled seating and a fantastic aspect to enjoy the rear view of the property and the adjacent fields. A pathway continues along the rear boundary, with a low level fence between the field and garden, with a further range of mature planting and shrubbery. A wrought iron gate leads to the side garden which again is mature and well planted, leading to the main lawned expanse. The gardens continue to the front of the property where the shingle driveway leads to the detached annexe, whilst the garden also offers various storage areas and access to the working garden which is located to the far right boundary.





First Floor
Approximate Floor Area
661 sq. ft
(61.40 sq. m)



Ground Floor
Approximate Floor Area
980 sq. ft
(91.04 sq. m)

Approx. Gross Internal Floor Area 1641 sq. ft / 152.44 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

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