

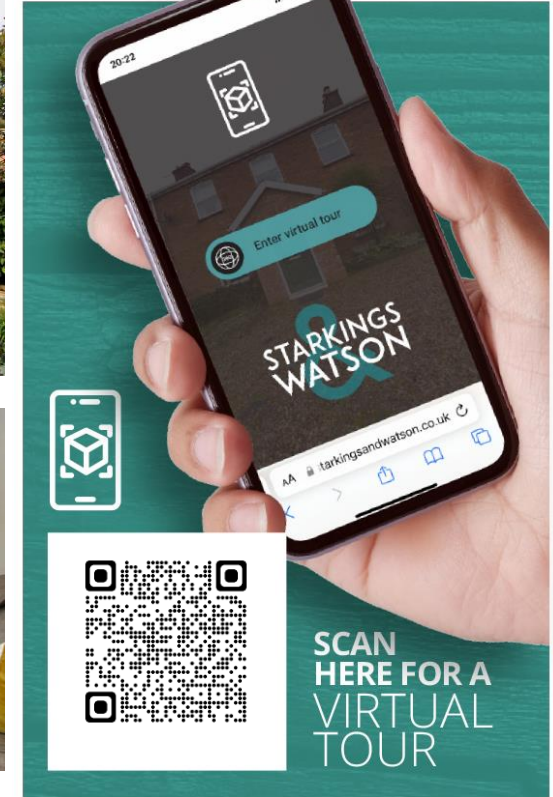
HORNBEAM DRIVE

Poringland, Norwich NR14 7WE

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01508 356456

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**STARKINGS
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- Detached Family Home
- Potential to Re-model & Modernise
- Tucked Away Setting
- South Facing Gardens
- Two Reception Rooms
- Four Double Bedrooms with Wardrobes
- En Suite & Family Bathroom
- Double Garage & Car Port

VENDOR FOUND! This DETACHED FAMILY HOME occupies a TUCKED AWAY SETTING, with SOUTH FACING GARDENS, double garage and CAR PORT. With HUGE SCOPE to re-arrange the original layout, and potential to MODERNISE the property, enhancing the BRIGHT and sunny aspect - rarely do HOMES of this POSITION become available. With PARKING to rear, and a MATURE FRONTAGE, a path leads to the ENTRANCE HALL, with double doors to the 22' SITTING ROOM and FRENCH DOORS to rear, doors to the CLOAKROOM, and DINING ROOM, with another door to the KITCHEN - allowing POTENTIAL to OPEN PLAN the two rooms. A useful UTILITY ROOM leads off the kitchen. The first floor offers FOUR DOUBLE BEDROOMS, all with BUILT-IN WARDROBES, and including the main bedroom with EN SUITE, and further family bathroom. Heading outside, the GARDEN is laid to lawn, with two patio areas, side door to the DOUBLE GARAGE, and gated access to the car port.

LOCATION

Situated at the front of the Norfolk Homes development within the 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 7WE) 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 continue straight over, and at the second roundabout, turn right. Continue over the mini-roundabout, turning left onto Hornbeam Drive, where property can be found on your left hand side.

Approached via a mature front garden with various hedging and shrubbery, with a hard standing footpath leading to the main property. A

shared driveway continues to the side of the property with access to the car port and double garage.

Entrance door to:

ENTRANCE HALL

Fitted carpet with underfloor heating, thermostat heating control, telephone point, alarm control panel, stairs to first floor landing with storage cupboard under, smooth covered ceiling, doors to dining room, kitchen and cloakroom, double doors to:

SITTING ROOM

22' 4" x 10' 10" (6.81m x 3.3m) Central cast iron open fire set within decorative marble surround creating a focal point to the room, fitted carpet with underfloor heating, telephone and television points, uPVC double glazed sash window to front, uPVC double glazed sash window to side x2, uPVC double glazed French doors to rear garden, wall lighting, smooth covered ceiling.

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, tiled effect flooring with underfloor heating, uPVC obscure double glazed sash window to rear, smooth covered ceiling.

DINING ROOM

11' 5" x 10' 11" (3.48m x 3.33m) Fitted carpet with underfloor heating, radiator, uPVC double glazed sash window to front electric fuse box, smooth covered ceiling, door to:

KITCHEN

11' 5" x 11' Max. (3.48m x 3.35m) Comprehensive fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset four ring 'Neff' gas hob with extractor fan, built-in eye level 'Neff' electric double oven, under cupboard lighting, tiled flooring with underfloor heating, integrated 'Neff' fridge and dishwasher, uPVC double glazed sash window to rear enjoying the south facing aspect with views over the garden, glazed display cabinets, door to entrance hall, smooth covered ceiling, door to:

UTILITY ROOM

5' 10" x 5' 1" (1.78m x 1.55m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine and freezer, tiled flooring with underfloor heating, wall mounted gas fired central heating boiler, double glazed door to rear garden, heating timer control, smooth covered ceiling with extractor fan.



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STAIRS TO FIRST FLOOR LANDING

Fitted carpet, thermostat heating control, built-in airing cupboard housing hot water tank and storage shelving, smooth covered ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

13' 3" x 11' 7" Max. (4.04m x 3.53m) Fitted carpet, radiator, built-in double wardrobe, telephone point, uPVC double glazed sash window to front, smooth covered ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with Aqualisa electric shower, tiled splash backs, tiled effect flooring, extractor fan, uPVC obscure double glazed sash window to front, shaver point, smooth ceiling.

BEDROOM

8' 10" x 8' 2" (2.69m x 2.49m) Fitted carpet, radiator, uPVC double glazed sash window to rear, built-in wardrobe, smooth covered ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap, tiled splash backs, tiled effect flooring, radiator, extractor fan, shaver point, uPVC obscure double glazed sash window to rear, smooth ceiling.

DOUBLE BEDROOM

10' 11" x 9' (3.33m x 2.74m) Fitted carpet, radiator, uPVC double glazed sash window to rear, built-in wardrobe, smooth covered ceiling.

DOUBLE BEDROOM

11' 1" x 10' 11" Max. (3.38m x 3.33m) Fitted carpet, radiator, uPVC double glazed sash window to front, built-in wardrobe, smooth covered ceiling.

OUTSIDE REAR

Leaving from the sitting room French doors, you can fully appreciate the south facing aspect that this generously proportioned lawned garden has to offer. Two patio areas have been carefully placed for the morning and afternoon sun, footpaths lead to the gated car port and entrance door to the double garage. Offering privacy, the garden is enclosed with timber panelled fencing and brick walling, whilst a variety of mature flowers, shrubs and high level hedging add colour to the garden. The garden boasts an outside water supply and huge potential for further landscaping whilst also offering gated access to the front of the garage.

DOUBLE GARAGE

19' 2" x 18' 5" (5.84m x 5.61m) Up and over door to front x2, door to side, storage above, electric fuse box, power and lighting.

CAR PORT

Located adjacent to the garage with gated access to the rear garden.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

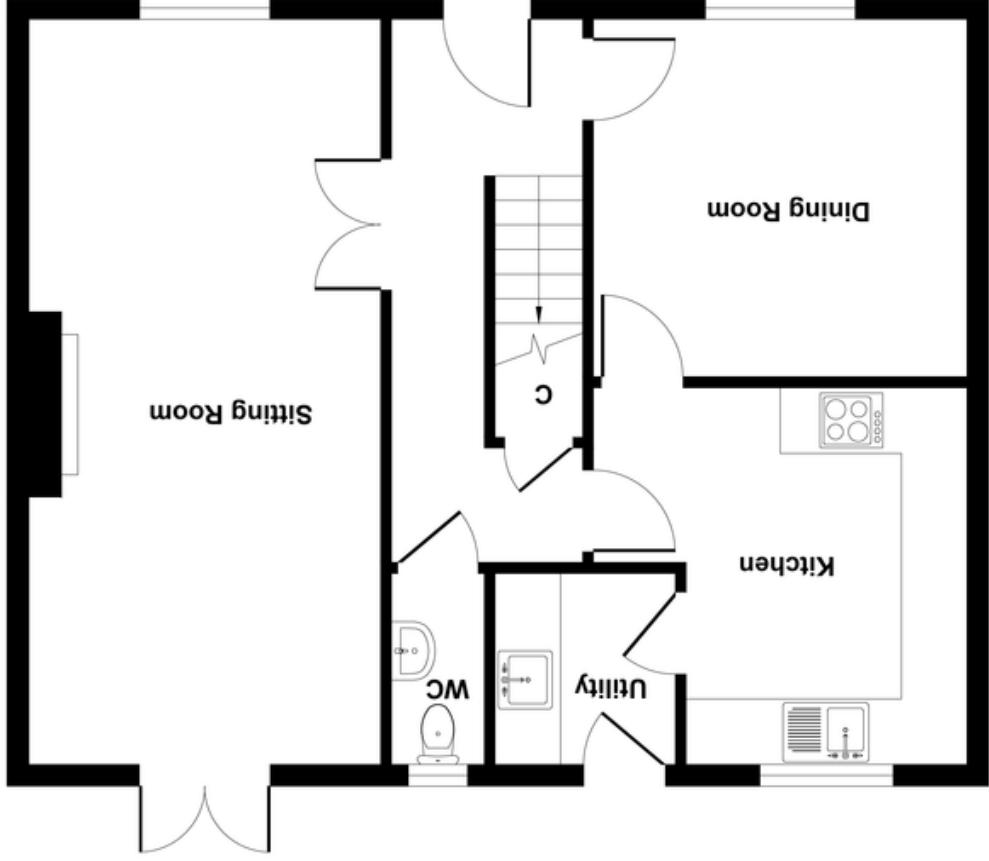
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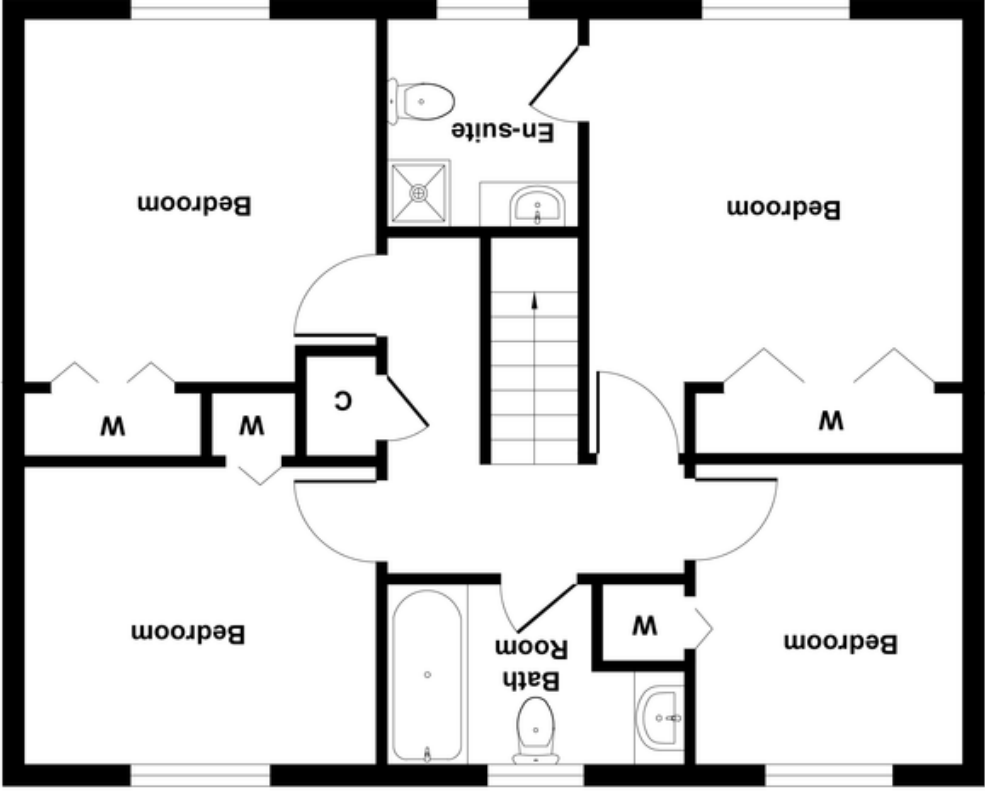
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Ground Floor
Approximate Floor Area
652 sq. ft
(60.57 sq. m)



First Floor
Approximate Floor Area
652 sq. ft
(60.57 sq. m)



Approx. Gross Internal Floor Area 1304 sq. ft / 121.14 sq. m