



## Wood Lane, Poringland, Norwich

Guide Price £480,000 Freehold

Energy Efficiency Rating : B

- ✓ Brand New Home
- ✓ Sold with Full Warranty
- ✓ 16' Sitting Room with French Doors
- ✓ 22' Kitchen/Dining Room
- ✓ Cloakroom & Utility Room
- ✓ Four Bedrooms
- ✓ En Suite & Dressing Room
- ✓ Carport & Garage

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





This BRAND NEW high specification DETACHED HOME offers a CONTEMPORARY EXTERIOR, parking for two cars within the CARPORT and GARAGE, along with enclosed gardens. Tucked away on the approach to Poringland, the property is ideal for those seeking over 1600 sq ft (stms) of accommodation, with SPACIOUS ROOMS and an OPEN PLAN LAYOUT. With LED spotlighting, TV points to all bedrooms, integrated Bosch cooking appliances, and a neutral décor - the property is presented and ready to move in. Stepping inside, this LIGHT and BRIGHT HOME offers a hall entrance with STORAGE and doors to the cloakroom, 16' SITTING ROOM with feature FULL HEIGHT WINDOWS and FRENCH DOORS to the garden, FULL WIDTH 22' KITCHEN/DINING ROOM with integrated dishwasher, and finally the UTILITY ROOM. The first floor offers FOUR BEDROOMS - including the main bedroom with an EN SUITE and WALK-IN WARDROBE, along with the 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 7FP), 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 enter the villages of Framingham Earl and Poringland. Turn right onto St. Wandrille Close, following the road to the left, and right, where Wood Lane can be found on your right hand side.

#### AGENTS NOTE

The marketing photos used have been enhanced to demonstrate how the gardens could look. Prior to viewing please confirm with our office how the property is presented.

The property is approached via a low maintenance frontage, with a hard standing footpath leading to the main entrance door and a brick weave driveway leading to the carport and garage.

Composite obscure double glazed entrance door to:

#### RECEPTION HALL

Ready for flooring, radiator, stairs to first floor landing, double glazed window to front, built-in walk-in storage cupboard with electric fuse box, thermostat heating control, smooth ceiling, doors to:



### SITTING ROOM

16' 2" x 14' 3" (4.93m x 4.34m) Ready for flooring, radiator x2, uPVC double glazed full height windows to front, uPVC double glazed full height windows and French doors to side, television and telephone points, smooth ceiling, double doors to:

### KITCHEN/DINING/FAMILY ROOM

22' 9" x 20' 6" Max. (6.93m x 6.25m) Offering a versatile open plan living space which is ready for flooring with radiator x2, uPVC double glazed window to side, uPVC double glazed full height window and French doors to side, television point, smooth ceiling, open plan to the kitchen area with a newly 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, matching upstands, inset 'Bosch' gas hob with glass splash back and extractor fan, built-in eye level 'Bosch' electric double oven, ready for flooring, integrated dishwasher, space for fridge freezer, uPVC double glazed window to side, USB charging sockets, under cupboard lighting, extractor fan, smooth vaulted ceiling with recessed spotlighting and velux windows to rear x2, door to entrance hall, door to:

### UTILITY ROOM

6' x 5' 3" (1.83m x 1.6m) Matching fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, matching upstands, ready for flooring, space for washing machine, radiator, door to garage, smooth ceiling.

### CLOAKROOM

Modern white two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, ready for flooring, radiator, smooth ceiling with extractor fan.

### STAIRS TO FIRST FLOOR LANDING

Ready for flooring, radiator, built-in storage cupboard, built-in walk-in airing cupboard with hot water tank and storage shelving, smooth ceiling with loft access hatch, doors to:

### DOUBLE BEDROOM

14' 3" x 11' 1" (4.34m x 3.38m) Ready for flooring, radiator, uPVC double glazed full height windows to front, television point, smooth ceiling, open plan to:

### DRESSING ROOM

6' 2" x 4' 11" (1.88m x 1.5m) Ready for flooring, fitted range of open fronted storage with storage shelving and hanging rails, smooth ceiling, door to:

### EN SUITE

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, ready for flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling with recessed spotlighting and extractor fan.







### **BEDROOM**

10' x 7' 4" (3.05m x 2.24m) Ready for flooring, radiator, uPVC double glazed window to front, television and telephone points smooth ceiling.

### **FAMILY BATHROOM**

Modern white four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, double shower cubicle with thermostatically controlled shower, tiled walls, ready for flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting and extractor fan.

### **DOUBLE BEDROOM**

13' 11" x 10' (4.24m x 3.05m) Ready for flooring, radiator, feature uPVC double glazed corner window to front and side, television point, smooth ceiling.

### **DOUBLE BEDROOM**

10' 5" x 9' 9" (3.18m x 2.97m) Ready for flooring, radiator, uPVC double glazed full height window to side, television point, smooth ceiling.



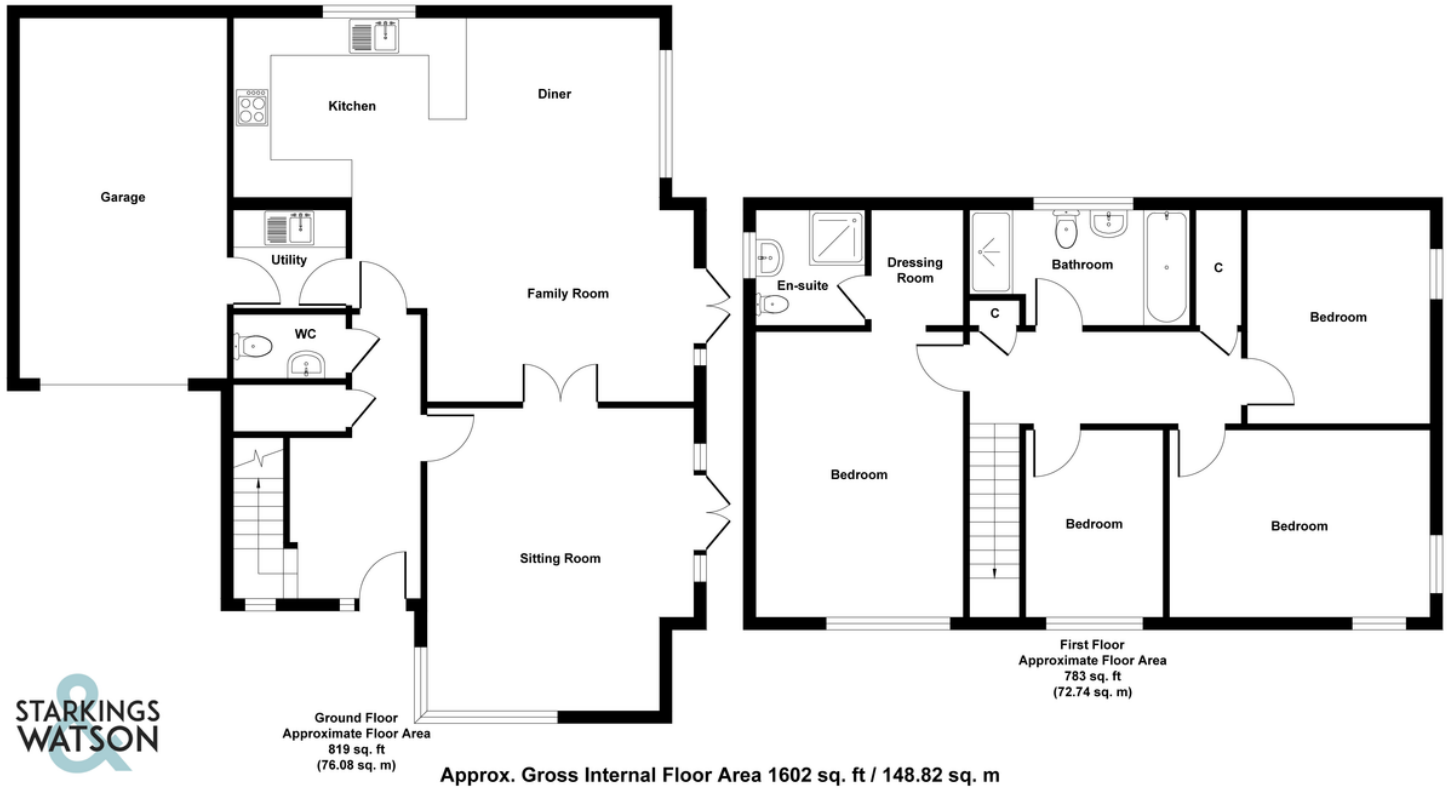
### **OUTSIDE**

The gardens are located predominantly to the side of the property and are fully enclosed with timber panelled fencing with a timber gate to front. The gardens offer huge potential for landscaping and are ready for lawns, whilst a patio area extends from the main kitchen/dining area.

### **GARAGE**

Roller door to front, door to utility room, power and lighting.





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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