

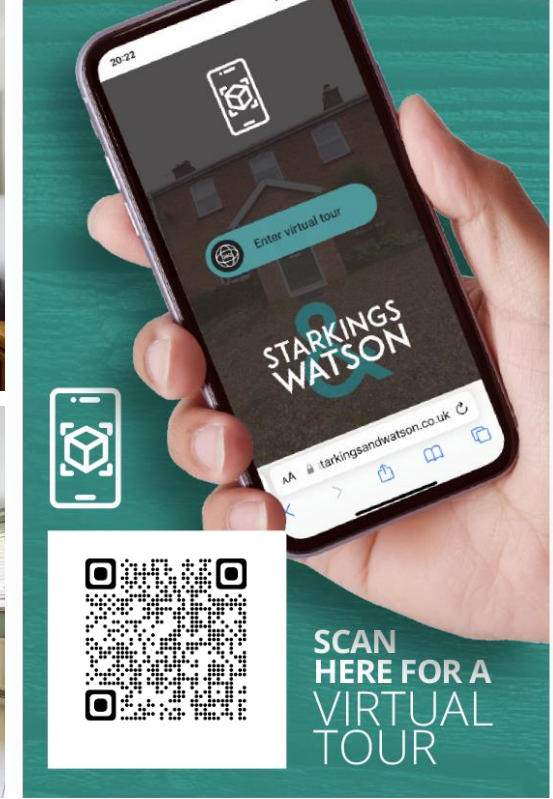
HADDEN CLOSE

Poringland, Norwich NR14 7RN

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- No Chain!
- Cul-De-Sac Setting
- Detached Bungalow
- Sitting Room with Picture Window
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Contemporary Bathroom with Shower
- Gardens Boasting the South Sun

TUCKED AWAY towards the end of HADDEN CLOSE, a short walk to the VILLAGE CENTRE with its AMENITIES and BUS NETWORK, this MODERNISED detached bungalow offers a WELL PROPORTIONED HOME, with a FULL WIDTH CONSERVATORY, fantastic KITCHEN/DINING ROOM which is GREAT for ENTERTAINING, and BRIGHT and SUNNY GARDENS which benefit from the SOUTH SUN. Set back from the road with a WALLED FRONTAGE, ample parking is provided, leading to the GARAGE. Once inside, a WIDE HALL leads to the SITTING ROOM with its FEATURE FIRE PLACE and PICTURE WINDOW, the aforementioned KITCHEN with INTEGRATED APPLIANCES and space to dine, TWO DOUBLE BEDROOMS, contemporary FAMILY BATHROOM with a SHOWER over the bath, and further CONSERVATORY. The GARDEN is laid to lawn, with PATIO space and WELL STOCKED borders.

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 7RW), 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. Turn left into Elizabeth Road, and at the end of the road, follow to the right, where the property can be found towards the end of the cul-de-sac on the right hand side, indicated by our For Sale board.

The property is set back from the road, with a brick walled front boundary and lawned gardens. Parking can be found to the side, with access leading to the garage and main entrance door.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

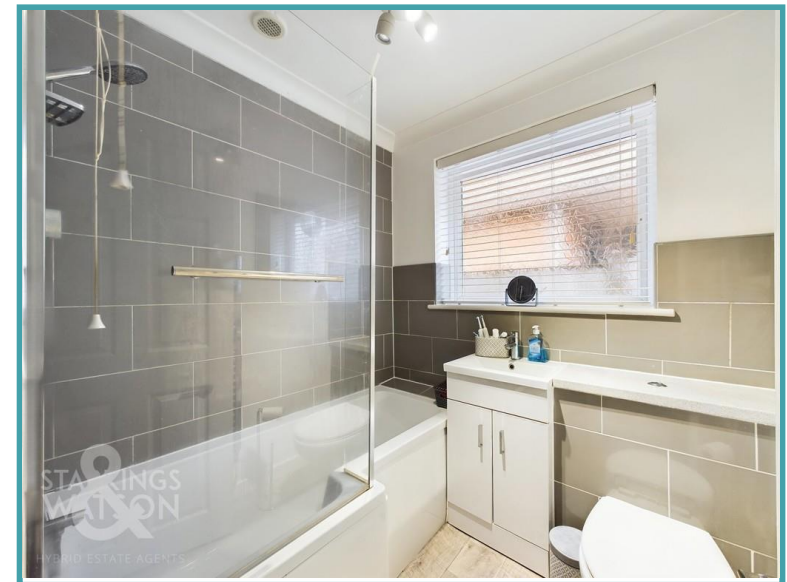
Wood effect flooring, radiator, telephone point, cloaks storage space, smooth covered ceiling with loft access hatch, doors to:

SITTING ROOM

15' 1" x 10' 10" Max (4.6m x 3.3m) Gas flame effect fire set within decorative surround and hearth, wood effect flooring, radiator x2, uPVC double glazed window to front, television point, smooth covered ceiling.

KITCHEN/DINING ROOM

15' 5" x 11' 10" Max (4.7m x 3.61m) 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, inset electric ceramic induction hob, built-in electric oven and extractor fan over, integrated fridge



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freezer, integrated dishwasher, integrated microwave, space for washing machine, space for dining table, wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to side, uPVC double glazed door to side, thermostat heating control, cupboard housing wall mounted gas fired central heating boiler, built-in airing cupboard, smooth covered ceiling.

FAMILY BATHROOM

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, shaped panelled bath with mixer shower tap, electric shower and glazed shower screen, tiled splash backs, wood effect flooring, heated towel rail, uPVC obscure double glazed window to side, smooth covered ceiling with extractor fan.

DOUBLE BEDROOM

11' 11" x 10' 10" (3.63m x 3.3m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth covered ceiling.

DOUBLE BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m) Wood effect flooring, radiator, smooth covered ceiling, double doors to:

GARDEN ROOM

21' 9" x 9' 1" Max (6.63m x 2.77m) Tiled flooring, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed sliding patio door to rear.

OUTSIDE

Steps lead from the garden room to the lawned garden, which enjoys the south sun. The garden offers walled and fenced boundaries, with planted borders including a variety of shrubbery and hedging. A gated side access can be found, along with a timber shed.

GARAGE

Up and over door to front, window to rear.

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.

Price:



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Approx. Gross Internal Floor Area 948 sq. ft / 88.07 sq. m (Including Conservatory)

Floor Plan
Approximate Floor Area
948 sq. ft
(88.07 sq. m)

