

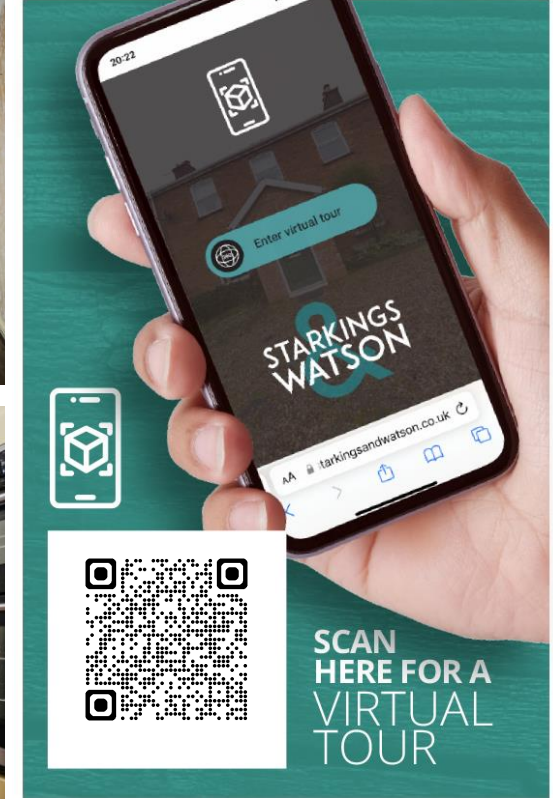
ALL SAINTS ROAD

Framingham Earl, Norwich NR14 7TG

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
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STARKINGS
WATSON

- Detached Family Home
- Popular Residential Location
- Garage & Driveway
- Hall Entrance with Cloakroom
- Two Reception Rooms
- Three Bedrooms
- En Suite & Family Bathroom
- Enclosed Lawned Garden

This SPACIOUS detached FAMILY HOME is situated in the heart of FRAMINGHAM EARL, with AMENITIES and SCHOOLING all close by. With views across the adjacent GREEN SPACE, the property enjoys a GREAT PLOT with LARGE LAWNS and a high degree of PRIVACY. To the front, parking is provided, with access to the GARAGE, whilst inside a HALL ENTRANCE leads to the KITCHEN and CLOAKROOM, with DOUBLE DOORS to the sitting room with a WOOD BURNER, whilst the DINING ROOM and GARDEN ROOM are beyond. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE SHOWER ROOM, and further FAMILY BATHROOM. Finished with uPVC DOUBLE GLAZING and gas fired central heating, the property is ready to move in.

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 7TG), 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 turn left onto Long Lane. Follow the road, turning right into St. Annes Road. Follow the road to the right and left, where

the property can be found on your right hand side, indicated by our To Let board.

The property is approached via a low maintenance plum slate frontage bordering the road, with a hard standing driveway adjacent, leading to the garage and main property, uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, uPVC double glazed window to side, electric fuse box, stairs to first floor landing, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled walls, tiled flooring, uPVC obscure double glazed window to side, smooth coved ceiling with recessed spotlights.

SITTING ROOM

16' 11" x 11' 8" (5.16m x 3.56m) Cast iron wood burner set within a decorative fire place, wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, smooth coved ceiling, door to:

DINING ROOM

14' 11" x 7' 9" Max (4.55m x 2.36m) Wood effect flooring, radiator, built-in storage cupboard, smooth coved ceiling, double doors to:

GARDEN ROOM

12' 7" x 8' 11" (3.84m x 2.72m) Tiled flooring, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to rear, television point.

KITCHEN

11' 3" x 7' 2" Max (3.43m x 2.18m) 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, tiled splash backs, inset electric ceramic hob and extractor fan over, built-in eye level electric double oven, space for fridge, space for dishwasher, space for washing machine, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to side, television point, smooth coved ceiling.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



STAIRS TO FIRST FLOOR LANDING

Fitted carpet, smooth coved ceiling, doors to:

DOUBLE BEDROOM

11' 10" x 11' 7" (3.61m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, cupboard housing wall mounted gas fired central heating boiler, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, smooth coved ceiling with recessed spotlights.

DOUBLE BEDROOM

14' 5" x 9' Max (4.39m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

BEDROOM

12' 3" x 8' 5" Max (3.73m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to side, television point, smooth coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, tiled flooring, heated towel rail, uPVC obscure double glazed window to side, coved ceiling with recessed spotlights.

OUTSIDE

The property occupies a sizeable plot, with the gardens extending to the rear of the garage. The main garden is laid to lawn with mature planted borders, and a patio extending from the garden room - perfectly placed to enjoy the south sun. A timber shed and vegetable garden can be found, along with gated access to the drive, and access to the garage.

GARAGE

16' 6" x 10' 9" Max (5.03m x 3.28m) Up and over door to front door to side, storage above, power and lighting.

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.

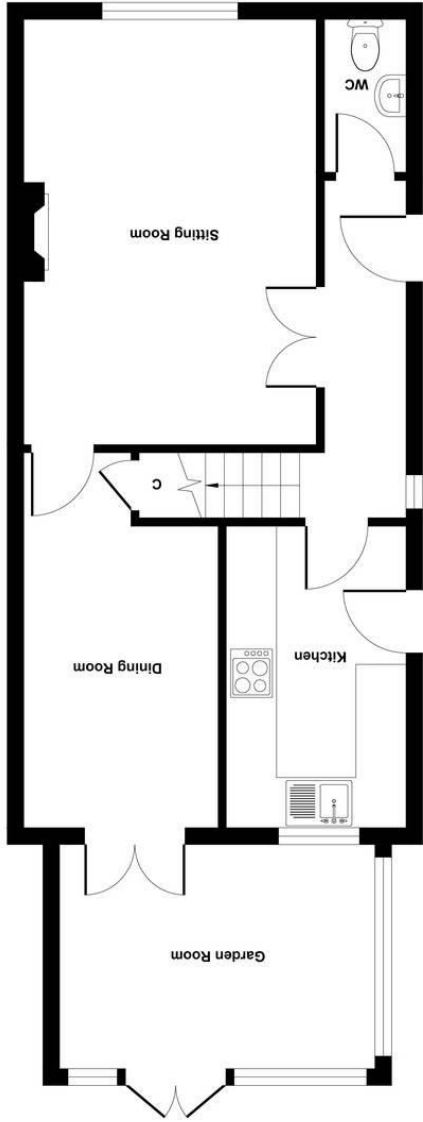
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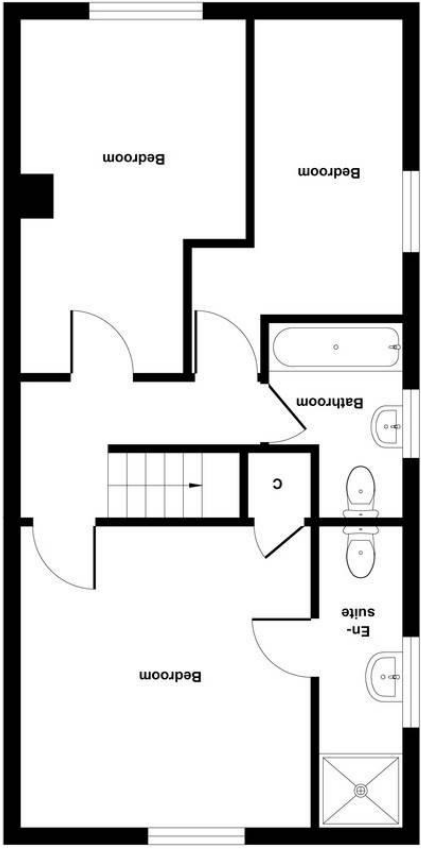
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Ground Floor
Approximate Floor Area
611 sq. ft
(56.76 sq. m)



First Floor
Approximate Floor Area
490 sq. ft
(45.52 sq. m)



Approx. Gross Internal Floor Area 1101 sq. ft / 102.28 sq. m