

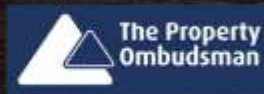
THE STREET

Ringland, Norwich NR8 6AB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE
PROPERTY



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**STARKINGS
WATSON**

- Beautiful Rural Setting
- Close to A47 & NDR
- Semi-Detached Home with Garage
- Hall Entrance with Storage & Cloakroom
- Sitting Room with Double Doors to Kitchen
- Conservatory with Extension Potential (stp)
- Three Spacious Double Bedrooms
- Good Sized Non-Overlooked Lawned Gardens

IN SUMMARY

Occupying a BEAUTIFUL RURAL SETTING between the A47 and TAVERHAM with access to the NDR Broadland North-way, you really can have it all - RURAL LIVING and GREAT ROAD CONNECTIONS. This semi-detached home is MUCH LARGER than you expect, with over 1400 Sq. ft (stms) of accommodation, whilst having POTENTIAL to FURTHER EXTEND or CONVERT the GARAGE (stp). The HALL ENTRANCE offers storage and a cloakroom, whilst the SITTING ROOM is a FANTASTIC SIZE and with DOUBLE DOORS an OPEN PLAN feel can be enjoyed into the KITCHEN/DINING ROOM. The CONSERVATORY extends the living space even further! Upstairs you will find THREE SPACIOUS DOUBLE BEDROOMS and the family bathroom with a separate SHOWER. The GOOD SIZED NON-OVERLOOKED rear GARDEN enjoys a bright and sunny aspect and a variety of planting.

SETTING THE SCENE

A sweeping shingle driveway offers ample parking with hedging to the front and access to the main property. The parking extends to the garage, where a side gate also leads to the rear garden.

THE GRAND TOUR

Heading inside, the composite entrance door leads to the main hall with a hard wearing floor covering and recessed door mat. A useful built-in cupboard can be found under the stairs, whilst a cloakroom is located to your right. A door at the end of the hall opens to the kitchen, whilst to the left you find the sitting room. With an aspect to The Street, a feature fire place has been created, whilst wood flooring runs through the room. Double doors open to the kitchen and dining space where you can easily fit seating and a dining table. The two areas are clearly separated, but huge potential exists to extend the property into the current conservatory, creating an even larger open plan kitchen and living space - subject to planning. With a built-in oven and hob, space exists in the kitchen for the normal appliances, whilst the windows face to the rear. Upstairs the landing offers storage, and doors to the three bedrooms. Potential exists to install an en suite to the main bedroom. The family bathroom fits a separate bath and shower with attractive tiled splash backs and wood effect flooring. The property is finished with oil fired central heating and double glazing.



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THE GREAT OUTDOORS

Laid to lawn and enclosed with timber panelled fencing and hedging, a variety of plant can be found to both sides, whilst a raised decked area is perfect for outside seating. A green house and timber shed offer storage, whilst gated access leads to the side, and sweeping patio extends from the conservatory.

OUT & ABOUT

A picturesque rural village in Norfolk, situated in the valley of the River Wensum, some 7 miles north-west of Norwich, as well as being in close proximity to Taverham/Langley Prep school. Close to Norwich City Centre by car, the nearby villages of Taverham and Costessey offer further amenities including schooling from first to high school, excellent local facilities including local shops, doctors, vets and a library and excellent transport links via car and bus, with the A47 within easy reach. Ringland itself is famous for its countryside walks, and direct river access which is extremely popular in the summer months.

FIND US

Postcode : NR8 6AB

What3Words : ///works.pigtails.clockwork

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property utilises its own septic tank.

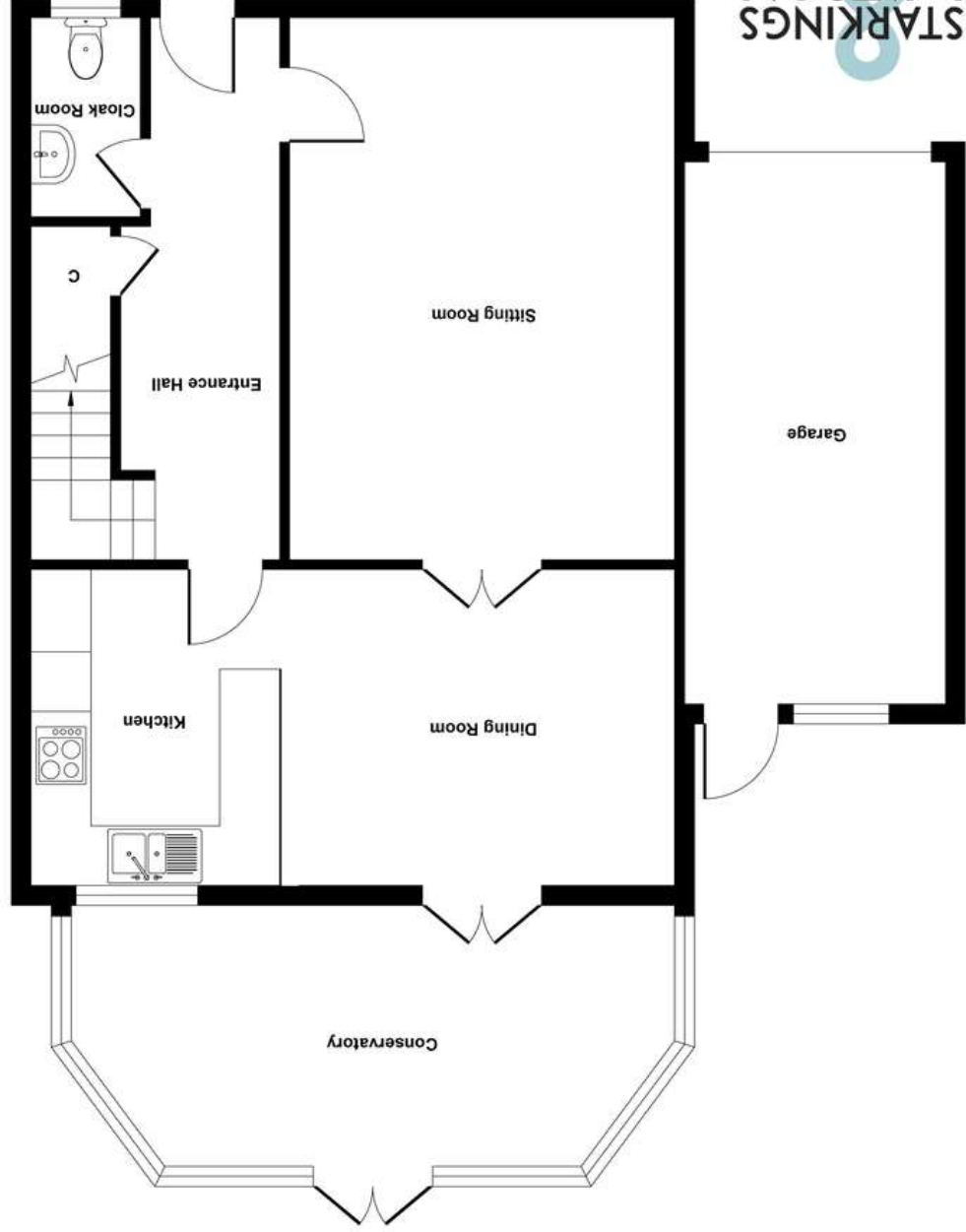
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Price:

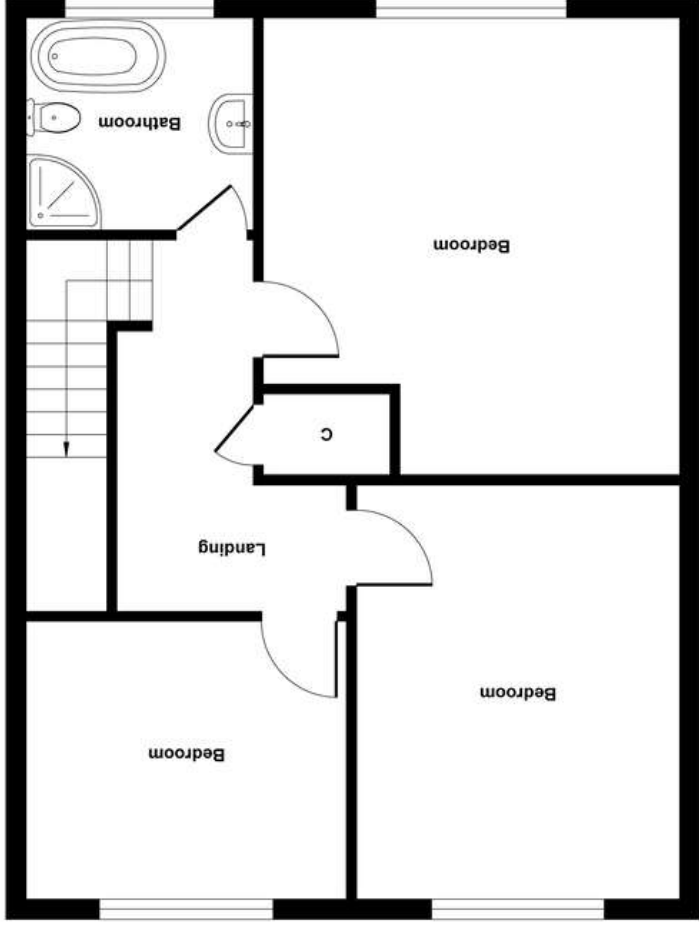


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Ground Floor
Approximate Floor Area
805 sq. ft.
(74.79 sq. m)



First Floor
Approximate Floor Area
627 sq. ft.
(58.25 sq. m)

Approx. Gross Internal Floor Area 1432 sq. ft / 133.04 sq. m