

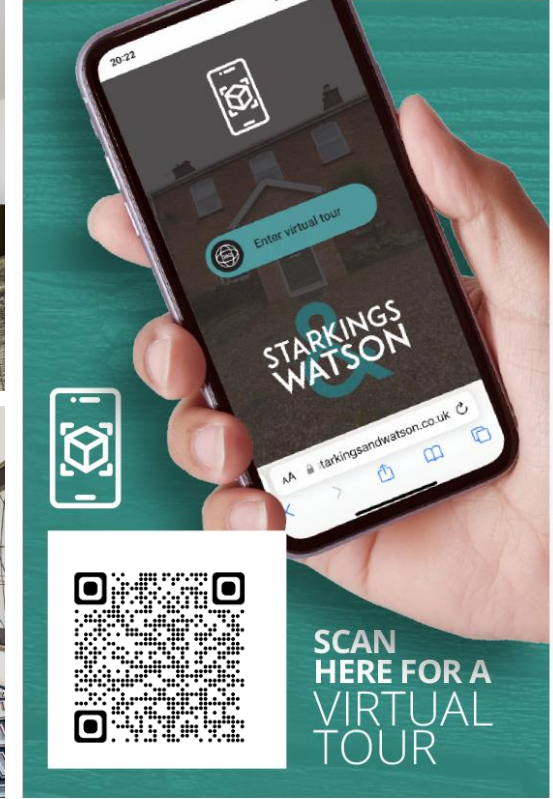
FOXES CLOSE

Poringland, Norwich NR14 7TY

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS & WATSON

- No Chain!
- Modern Detached Family Home
- Some 1075 Sq ft (stms)
- Hall Entrance with Cloakroom
- Bay Fronted Sitting Room
- 19' Kitchen/Dining Room
- Four Bedrooms
- Garage, Drive & Great Sized Gardens

IN SUMMARY

NO CHAIN. This MODERN detached home offers some 1075 Sq. ft (stms) of accommodation, along with a GARAGE and GREAT SIZED GARDEN - all on the fringes of the development and close to the GREEN SPACE. Ideal for a buyer SEEKING SPACE or a GROWING FAMILY who need FOUR BEDROOMS, the property is WELL PRESENTED and ready to MOVE-IN. The HALL ENTRANCE is a welcoming meet and greet space with built-in STORAGE, and doors to the BAY FRONTED SITTING ROOM, cloakroom and 19' KITCHEN/DINING ROOM with a separate UTILITY ROOM. The four bedrooms upstairs include the main bedroom with BUILT-IN WARDROBE, en-suite SHOWER ROOM and family bathroom. All finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, the property is economical to run and well situated.

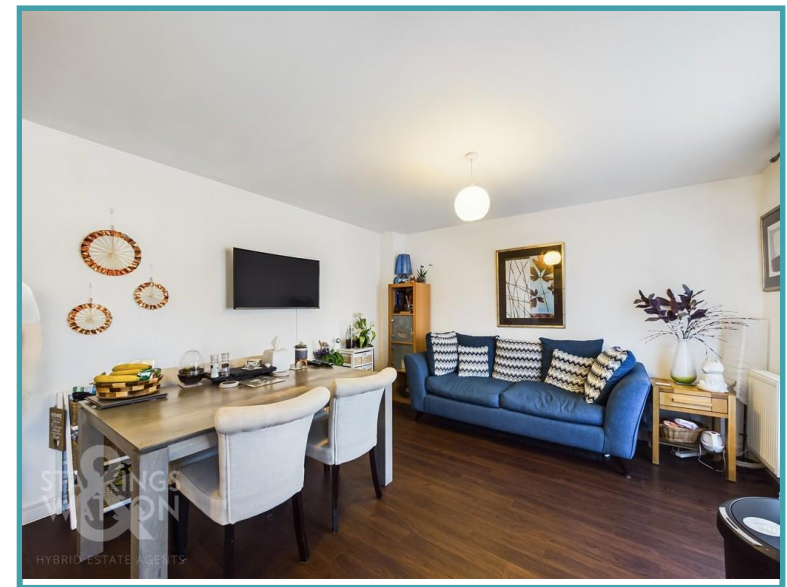
SETTING THE SCENE

Tucked away on the edge of development, Foxes Close is a select road, with a turning area leading to the driveway and garage. The property offers an

attractive low maintenance frontage, with gated access to the rear garden. Looking at the property, to your left, views can be enjoyed across the adjacent open green space.

THE GRAND TOUR

Stepping through the composite double glazed door, the hall entrance offers a hard wearing wood effect flooring, complimented with white painted walls. Stairs lead to the first floor with handy storage below. Cloak and boot storage can be found to your left, with a door leading to the adjacent cloakroom with tiled splash backs and a built-in storage cupboard. The sitting room is bay fronted and finished with the same neutral white walls and carpeted flooring. The 19' kitchen/dining room spans the width of the house, with the same wood effect flooring under foot. Ample space is provided for a table and soft furnishings, which allow for a seamless flow through the French doors into the garden. The kitchen is finished with high gloss door fronts and a wood effect work surfaces, with integrated cooking appliances and a fridge freezer - there is space for a dishwasher. The utility room offers a door to the driveway, with laundry appliances under a wood effect work surface. The stairs blend a solid wood hand rail with white painted balustrades, along with a further storage cupboard. Four bedrooms lead off the landing, all carpeted, and the main bedroom including a built-in wardrobe, whilst the others all offer space for one. The family bathroom is finished with a shower over the bath and tiled splash-backs, whilst the en suite is a shower room.



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



THE GREAT OUTDOORS

Once outside, a patio leads to the rear, with a path and further patio next to the garage. Enclosed with walling and timber panelled fencing, the garden is laid to lawn, with a border running to the left which includes some planting. This sizeable garden offers huge potential for a green fingered buyer. The garage is adjacent to the garden, with potential to convert a door into the side for a garden room (stp). The garage offers an up and over door to front, storage above, power and lighting.

OUT & ABOUT

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.

FIND US

Postcode : NR14 7TY

What3Words : ///noted.observers.opinion

VIRTUAL TOUR

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

AGENTS NOTE

Potential buyers should aware of annual charges for the upkeep of the communal green space, which is in the region of £146 PA.

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1075.20 ft²
99.89 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GRAFFTE360