



Rosebery Avenue, Poringland, Norwich

Guide Price £450,000 Freehold

Energy Efficiency Rating : D

- ✓ Extended & Modernised Family Home
- ✓ Open Plan Living
- ✓ Cul-De-Sac Setting
- ✓ Hall Entrance with Study & Shower Room
- ✓ Kitchen/Dining Room with Separate Utility
- ✓ Four First Floor Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Garage & Large Lawned Garden



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



IN SUMMARY

Having UNDERGONE EXTENSIVE WORKS and a TWO STOREY EXTENSION, the property is now ready for a NEW OWNER to PERSONALISE the SPACE, and create their IDEAL HOME. With OPEN PLAN LIVING at the heart of the design, LARGE ROOMS can be found to both floors, extending to some 1879 Sq. ft (stms). Typical with properties of this type, the LAYOUT is HIGHLY FLEXIBLE, and well suited to multiple living spaces, HOME WORKING or MULTI-GENERATIONAL LIVING. The ground floor is currently dedicated to a HUGE 23' SITTING ROOM and 25' KITCHEN/DINING ROOM which spans the width of the property with FRENCH DOORS to the rear. An adjacent UTILITY ROOM, walk-in storage cupboard, hall and GARAGE allow for storage - ideal for a busy family. A BEDROOM/study and family bathroom can be found to the front. Upstairs, FOUR DOUBLE BEDROOMS can be found, with a MODERN FAMILY BATHROOM and EN SUITE SHOWER ROOM. The SUBSTANTIAL LAWNED GARDEN is ready for a new owners VISION.

SETTING THE SCENE

With ample space for various vehicles parked side by side and in tandem, the property is tucked away behind hedging, and offering huge potential to utilise the front lawn, or create further parking.

Access leads to the main entrance hall, and useful side lobby which leads to the garage and utility room.

THE GRAND TOUR

Using the main entrance, steps lead to the hallway, with doors leading to the ground floor living and bedroom accommodation. The bedroom/study is a useful space, and well positioned next to a ground floor bathroom - the only room not touched during the extensive works, but of course more than serviceable. Stairs lead to the first floor with storage below and a door to the utility room. Doubling back, head into the sitting room, extending to 23' with a large picture window to front. Centred around a cast iron wood burner with a tiled hearth, the room is carpeted, and then fully open plan to the 25' kitchen/dining room. Standing back you can fully appreciate the sheer proportions, with huge potential to personalise the space. The vendors opted for a square edge work surface and base level cupboards, with potential for wall units or shelving to add interest. A range style cooker space has been included, along with an integrated dishwasher, fridge and wine cooler. Hard wearing flooring has been laid, which flows into the adjacent utility room with a walk-in storage cupboard. Heading upstairs, four bedrooms lead off the

landing in a uniformed fashion, two facing to front, and two to rear. The family bathroom is found in the middle, with a window to side, and a shower/bath with tiled splash-backs. The main bedroom is finished with a full width run of wardrobes, and an en suite shower room with a rainfall shower.

THE GREAT OUTDOORS

The rear garden has been simply laid to lawn and is now ready for a new owners vision. A fantastic blank canvas, the garden is laid to lawn, and offering a small patio ideal for a barbecue. Enclosed with timber panelled fencing, a variety of trees and hedging can be found, along with outside 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 7SN

What3Words : ///tailed.segmented.flame

VIRTUAL TOUR

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





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1879.90 ft²
174.65 m²

Reduced headroom

18.80 ft²
1.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

Agents Note: 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