

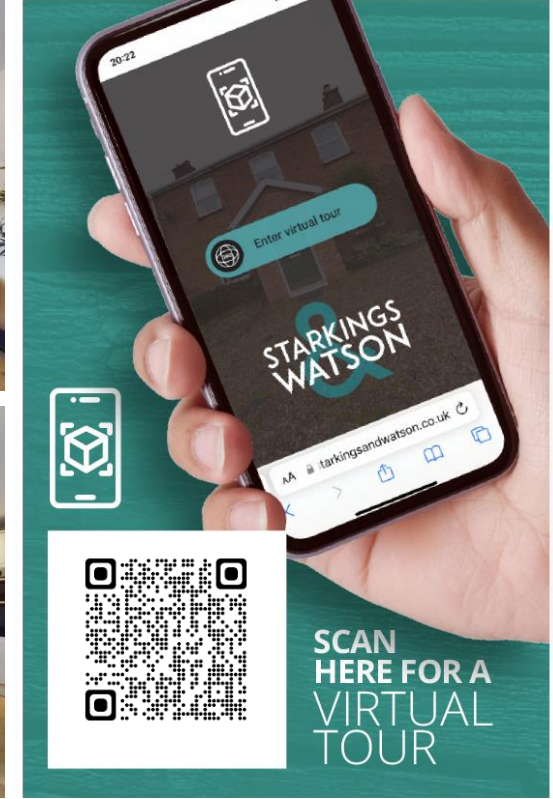
LANSDOWNE DRIVE

Poringland, Norwich NR14 7XL

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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

starkingsandwatson.co.uk



STARKINGS & WATSON

- Tucked Away Cul-De-Sac Setting
- Detached Family Home
- Substantial Kitchen/Dining Room
- Dual Aspect Sitting Room
- Separate Utility Room & Cloakroom
- Four Double Bedrooms
- En-Suite & Family Bathroom
- South Facing Gardens

IN SUMMARY

Built in 2017, this DETACHED FAMILY HOME is TUCKED AWAY at the end of the cul-de-sac, with SOUTH FACING GARDENS and an IMMACULATE MODERN INTERIOR. Finished to a HIGH SPECIFICATION, and with UNDERFLOOR HEATING to the ground floor, uPVC DOUBLE GLAZING throughout and attractive BI-FOLDING doors which open the KITCHEN/FAMILY ROOM to the SOUTH FACING GARDENS. Located close to open green space, off road parking and an adjoining garage can be found - with potential for conversion. The accommodation is accessed via a RECEPTION HALL, and comprises a DUAL ASPECT sitting room, cloakroom, utility room and open plan kitchen/family room. The first floor offers FOUR DOUBLE BEDROOMS including the main bedroom with WALK-IN WARDROBE and EN SUITE SHOWER ROOM, and further family bathroom. To the outside, the gardens are SPACIOUS, laid to lawn and enclosed, with a fantastic seating area and AN INSULATED LOG KABIN, perfect as a home office or studio.

SETTING THE SCENE

With a block paved driveway to front, ample parking can be found with access to the adjoining garage. An electric car charger is installed and available by separate negotiation. A small lawned garden can be found to front with wrought iron railings and a timber gate to side.

THE GRAND TOUR

The reception hall is finished with engineered oak wood flooring, offering a sizeable entrance with built-in storage and under stairs storage. With a neutral décor and attractive oak wood doors, doors lead to the cloakroom with a modern white two piece suite. The utility room is adjacent and finished with a square edge work surface with space for white goods, and a wall mounted gas fired central heating boiler. A useful internal door leads to the garage. The sitting room offers a dual aspect and is also finished with engineered oak wood flooring, warmed up with the under floor heating. Given the properties tucked away position, a green and leafy feel can be appreciated from both windows. Lastly, the 25' kitchen/dining room completes the ground floor, with a large solid wood breakfast bar and bi-folding doors which open the garden into the house during the summer months. The kitchen offers ample space for a sofa and table, with a built-in electric hob and eye level electric double oven, with an integrated dishwasher. Heading upstairs, the carpeted landing offers further storage, with four bedrooms leading off. Three bedrooms look to the rear, with one having been used most recently as a study. The family



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



STARKINGS
& WATSON

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

bathroom sits at the end of the landing with a shower over the bath. The main bedroom completes the property with an open plan dressing room and en suite with double shower.

THE GREAT OUTDOORS

Heading outside, the garden has been landscaped to maximise the south sun. With enclosed timber fenced boundaries, a sandstone patio leads from the kitchen bi-folding doors, with a substantial solid wood pergola above. The lawned gardens lead to an area of shingle, with a useful timber built log cabin, fully insulated with power and lighting, creating the ideal home office or studio space. To the side of the property a timber shed can be found, whilst a rear door leads to the garage with an up and over door to front, 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 other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7XL

What3Words : ///fractions.requiring.rewarding

VIRTUAL TOUR

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

GIRAFFE 360

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

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾

1636.89 ft²
152.07 m²

STARKINGS WATSON

HYBRID ESTATE AGENTS

