

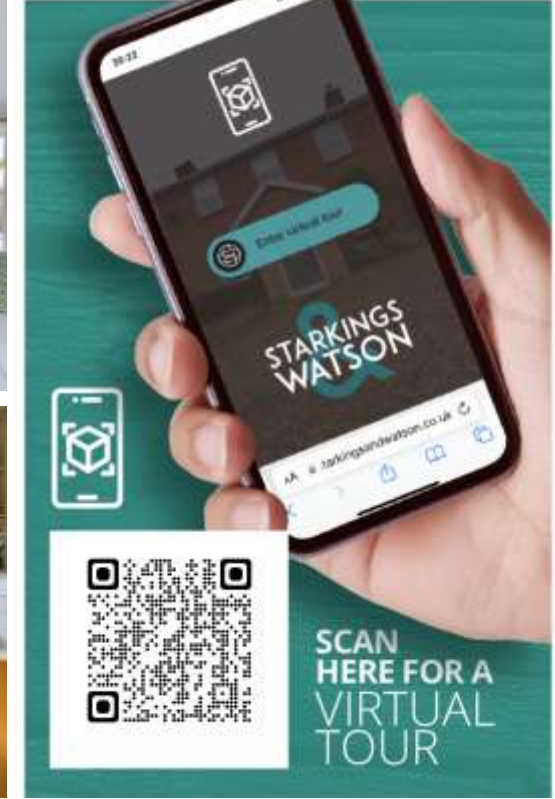
SPRINGFIELDS

Poringland, Norwich NR14 7RG

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE PROPERTY



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STARKINGS WATSON

- Central Village Location Close to Amenities
- Detached Extended Family Home
- Up to Four Reception Rooms
- Open Plan Kitchen/Dining Room
- Three Bedrooms & Study
- Family Bathroom, Cloakroom & En-Suite
- Garage & Ample Parking
- South Facing Gardens

IN SUMMARY

Tucked away in the far corner of the CUL-DE-SAC, this SOUTH FACING detached family home offers an EXTENDED LAYOUT with up to FOUR RECEPTION SPACES. There is approximately 1760 Sq. ft (stms) of space internally, including a PORCH and HALL ENTRANCE, family room with PATIO DOORS to rear, DINING ROOM, open plan KITCHEN ,and utility room all to one side. THREE GROUND FLOOR BEDROOMS including the main bedroom with EN SUITE WET ROOM, and the further family bathroom all sit to the right-hand side. Upstairs, a 24' SITTING ROOM with DUAL ASPECT full height WINDOWS offers FAR REACHING VIEWS over the surrounding roads, with a STUDY and cloakroom - with potential to be used as a further en suite bedroom. Outside, the SOUTH FACING GARDENS are laid to lawn and split into two sections, with an adjoining GARAGE and ample parking to front.

SETTING THE SCENE

Tucked away, the shingle driveway offers ample parking, flanked with lawned gardens and a range of planting. Access leads to the main property and integral garage, along with a gated access to the garden.

THE GRAND TOUR

Stepping inside, a tiled porch entrance offers a great meet and greet space, with a door straight into the kitchen and dining space, and a further door to the entrance hall. The hall entrance offers wood block flooring and stairs to the first floor. At first, doors lead to the bedroom accommodation, starting with the front facing single bedroom or study, the main bedroom is next door with a range of built-in bedroom furniture, and a door to the en suite wet room with attractive tiled splash backs and Aqua board splash backs. The en suite offers further storage and a velux window for natural light. The family bathroom also offers a three-piece suite, with a shower over the bath and a built-in cupboard. The second bedroom looks to rear. The family room sits in the middle of the house, with patio doors onto the garden, and an opening to the dining room for open plan living. An ideal day room with wood effect flooring under foot. The kitchen and dining room are open plan, with space for a table, and the kitchen offering extensive built-in storage and integrated cooking appliances. The utility room offers space for a washing machine and includes the wall mounted gas fired central heating boiler. Upstairs, the 24' sitting room offers fitted carpet, full length uPVC



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double glazed windows to front and rear with far reaching views, and a feature fire place. A door leads to a study or potential bedroom with a cloakroom leading off.

THE GREAT OUTDOORS

The south facing rear garden is laid to lawn, with a range of mature planting, shrubbery and hedging. A patio leads from the family room, with space for a table, whilst hedge and fenced boundaries enclose the space. Gated access leads to the front, and a timber shed offers storage. The garage is adjoining 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 7RG

What3Words : ///friday.sharpened.indicates

VIRTUAL TOUR

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

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:



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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

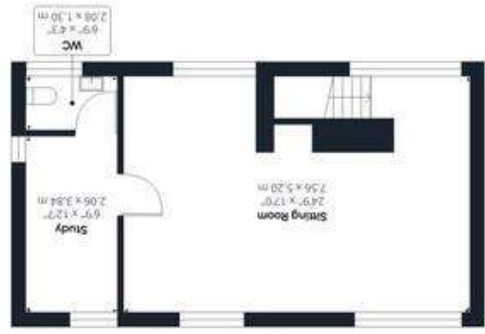
Approximate total area (1)

1760.73 ft²
163.58 m²

HYBRID ESTATE AGENTS

STARKINGS WATSON

Floor 1



Ground Floor

