

IVY CLOSE

# Poringland, Norwich NR14 7TF

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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- Tucked Away Private Cul-De-Sac Setting
- Detached Family Home with Double Garage
- Hall Entrance with Cloakroom
- Open Plan Kitchen, Dining & Garden Room
- Sitting Room with Wood Burner
- Four Bedrooms
- Family Bathroom & En Suite
- Sizeable South Facing Private Gardens

#### IN SUMMARY

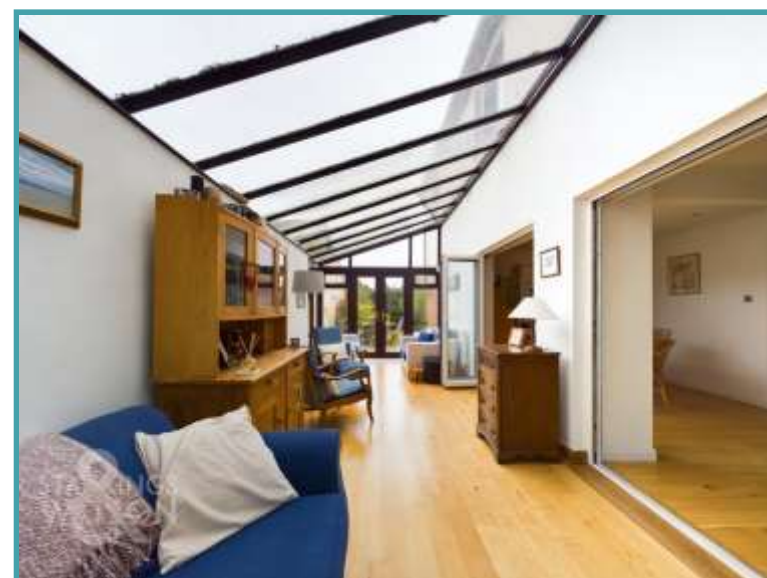
Situated on a PRIVATE and EXCLUSIVE cul-de-sac, this SIZEABLE 1800+ Sq. ft (stms) detached FAMILY HOME includes a DOUBLE GARAGE and SOUTH FACING GARDENS. Now offering a mainly OPEN PLAN LAYOUT, the property is ideal for FAMILIES and those that LOVE TO ENTERTAIN. With a smart NEW RENDERED EXTERIOR, rarely does such a TUCKED AWAY and LEAFY SETTING become available so close to EXCELLENT local AMENITIES. The accommodation is centred around a hall entrance with W.C, leading to a 12' SITTING ROOM, open plan 19' L-SHAPED KITCHEN/DINING ROOM with a LARGE BREAKFAST BAR and space for a table, with TWIN SETS of BI-FOLDING DOORS opening to the GARDEN ROOM which is set under a VAULTED CEILING, extending the living space into a VAST AREA. Lastly, DOUBLE DOORS open to the sitting room with a FEATURE WOOD BURNER. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE bathroom and FAMILY BATHROOM which includes a ROLLED TOP BATH and separate shower.

#### SETTING THE SCENE

Ivy Close is a private shingled cul-de-sac leading to only four properties. Off road parking can be found in front of the double garage, an on the brick weaved frontage. Various planted borders can be found, with a lawned expanse and timber picket fencing. Access leads to the main property and gated rear garden.

#### THE GRAND TOUR

Heading inside, a carpeted hall entrance greets you with stairs leading to the first floor galleried landing, and doors leading to the sitting room, kitchen and cloakroom. With new solid wood internal doors, starting with the cloakroom, a two piece suite with tiled splash backs can be found. The sitting room is centred on the feature cast iron wood burner, with a window to front, patio doors to side, and engineered oak wood flooring running under foot. Double doors lead into the magnificent open plan kitchen/dining space, standing back you can fully appreciate the sheer size and space on offer, especially with both sets of bi-folding doors open onto the garden room. This room is a family and entertainers dream, with vast storage, integrated appliances including a dishwasher and fridge freezer, along with a built-in gas hob and twin electric ovens, and benefitting from underfloor heating. The work surface sweeps round to form a large breakfast bar, with space for a table, and door back into the entrance hall. The garden room offers a vaulted ceiling which floods the entire area with light, whilst offering a further sociable reception space, with a door to the rear garden, and door to the integral double garage - offering potential



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for conversion (stp). Heading upstairs, the galleried landing offers storage, with doors to four bedrooms, three of which offer built-in storage. The main bedroom is completed with an en suite bathroom, with a shower over the bath. Finally the family bathroom completes the property, with a four piece suite including a rolled top bath and separate shower cubicle.

#### THE GREAT OUTDOORS

Leading from the garden room French doors, a patio can be found with ample space for outside dining, enjoying a private and tucked away setting. The garden opens up to a main lawned expanse, with a south-westerly facing aspect, and sweeping borders which are packed full with a range of planting. A further decked seating area with a pergola can be found down the garden, which runs all the way to a potential working garden or storage space.

#### 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 7TF

What3Words : ///refuse.suitably.smudges

#### 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

Reduced bedroom 5.66 fte  
0.53 m<sup>2</sup>

Approximate total area<sup>(1)</sup> 1811.80 fte  
168.32 m<sup>2</sup>

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