

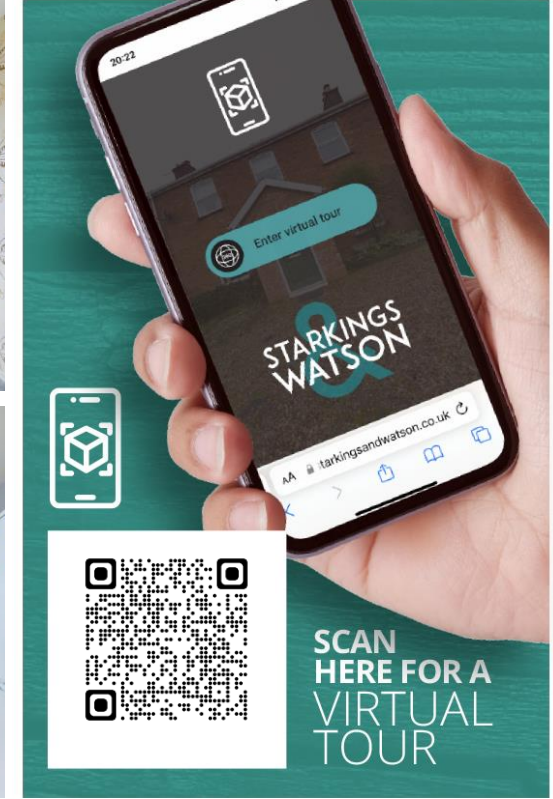
CRITOPH CLOSE

Poringland, Norwich NR14 7LF

Freehold | Energy Efficiency Rating : TBC

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

- No Chain
- Detached Chalet with Great Extension Potential (stp)
- Dual Aspect Sitting/Dining Room
- Kitchen with Walk-in Pantry/Utility Space
- Three Bedrooms
- Family Bathroom & Shower Room
- One Car Garage & Driveway
- Wrap Around Lawned Gardens

IN SUMMARY

NO CHAIN. This DETACHED CHALET requires UPDATING and MODERNISATION, with accommodation of 999 Sq. ft (stms). The property offers an EXTENDED and FLEXIBLE LAYOUT, with extensive outbuildings and a SOUTH FACING GARDEN. With a PROMINENT CORNER PLOT just off SHOTESHAM ROAD, the property is perfectly situated for local amenities and schooling. Boasting large windows on every side that keep the house light and bright all day long, the accommodation includes a PORCH and HALL ENTRANCE, 12' sitting room with PICTURE WINDOW to front, and open plan 10' DINING ROOM. The KITCHEN also sits off the hall, with a rear access and pantry cupboard. A BEDROOM/STUDY and shower room can also be found downstairs. Heading up, TWO DOUBLE BEDROOMS and a SHOWER ROOM lead off the landing. A GARAGE and PARKING can be found to front, whilst SOLAR PANELS also produce electricity and a feed in tariff. Temporary outdoor sheds, a vast loft space, and under-eave spaces offer great STORAGE.

SETTING THE SCENE

Occupying a sweeping corner plot, low level fencing encloses a street side lawned front and side garden, whilst pebbles and paving stones form a driveway leading to the one car garage. Gates installed in 2022 open into the private, connected back and side gardens, enclosed by tall hedges and one year-old timber panelled fencing. Walk out to head off to the shops, nearby conservation area, or along miles of public footpaths crisscrossing the surrounding farmlands.

THE GRAND TOUR

Heading inside, a sliding uPVC door opens into a brightly lit add on entrance porch, with an internal door leading into the central entrance hall. With bedroom/study and bathroom on one side and open-plan sitting/dining room on the other, the central hallway leads to a long kitchen that looks into the back garden. Brand-new fitted carpets extend throughout the ground floor. The three-piece shower room was newly re-modelled in 2022, and adjacent front bedroom/study freshly decorated in 2023. The open plan sitting and dining spaces include a working fireplace frontage by a gas fire. What you just cannot miss though, is the sunny picture window at the front, directly opposite a matching window to the rear. The dining room leads straight into a long, move-in-ready kitchen, with generous storage, inset sink, ever-practical draining board, and a full complement of appliances that includes a ceramic induction cooker, fridge/freezer, multi-function convection oven, washing machine, and freestanding microwave and



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



space for appliances. Do not miss the kitchen's rear lobby that adds a walk-in pantry/utility space and door leading out to the detached single-car garage. The central carpeted staircase includes enclosed under-stair storage. The stairs lead up to two spacious bedrooms that share a three piece shower room in between. The upstairs shower room was professionally extended in 2016. Upstairs there is a large loft space and various eaves storage spaces the entire length of the house for an immense amount of interior storage space.

THE GREAT OUTDOORS

With a reputation in the neighbourhood for its past garden prowess, you could restore the wrap-around gardens and feature pond as the focal point to the property, or use the land to expand into new garage and living spaces (stp). Non-permanent outbuildings can help you store your equipment as you realise the properties full potential.

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.

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:



FIND US

Postcode : NR14 7LF

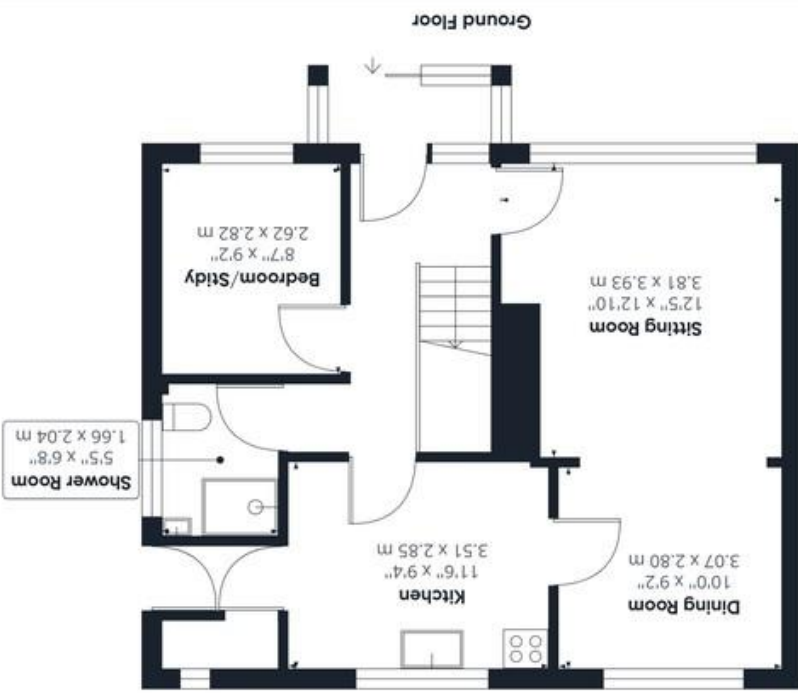
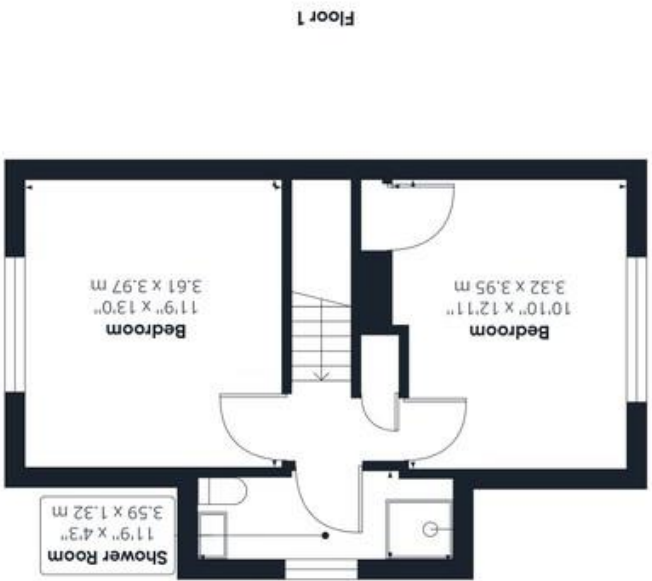
What3Words : ///tailwind.deflation.armrest

VIRTUAL TOUR

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

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

starkingsandwatson.co.uk



GIRAFFE360

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⁾

999.71 ft²

92.88 m²