

NORWICH ROAD

Poringland, Norwich NR14 7QR

Freehold | Energy Efficiency Rating : G

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!
- Requiring Full Modernisation & Updating
- Clear Extension Potential (stp)
- Ample Parking to Front
- Two Reception Rooms
- Kitchen & Family Bathroom
- Two Double Bedrooms
- Good Sized Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. Requiring FULL UPDATING and REFURBISHMENT this DETACHED BUNGALOW occupies a PROMINENT position on the main NORWICH ROAD in the heart of Poringland. With CLEAR POTENTIAL to EXTEND (stp) and capitalise on the property's setting, whilst the property is liveable, there are immediate REMEDIAL WORKS REQUIRED, with no formal heating currently in situ. This 1920's home offers TWO RECEPTION ROOMS, small study space, KITCHEN, family bathroom and TWO DOUBLE BEDROOMS with a timber framed additional dressing room/home office/reception space. THE GARDENS are PRIVATE and NON-OVERLOOKED with ample room for the property to be extended (stp), whilst maintaining a good outdoor space.

SETTING THE SCENE

Set back from the road and screened behind high level hedging, there is ample parking to front, and potential for a garage (stp). The boundaries are fenced to both sides, with gated access to the rear.

THE GRAND TOUR

Heading inside, a hall entrance greets you, ready for flooring, with doors leading off to the principal rooms. To the left, the sitting room offers an open fire place with dual aspect windows to front and side. The dining room is adjacent, with a further feature fire place and window to side. A useful study recess can be found tucked away to one corner. An opening leads to the kitchen, with a range of units which are serviceable but were put in place as a temporary measure. A rear lobby leads to the bathroom with a three piece suite and a shower over the bath. From the hall entrance, two bedrooms lead off to one side, with a further timber framed extension offering a storage/dressing space. Each room can be versatile to its use, or re-modelled and opened up to create larger spaces.

THE GREAT OUTDOORS

The rear garden offers a great sized lawned expanse, with enclosed timber panelled fencing, and an open non-overlooked rear aspect. A shingled area with further storage can be found to the side, whilst gated access leads to the front.

OUT & ABOUT

Poringland 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 for a drink on a summers evening, or around the fire in the winter!



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



FIND US

Postcode : NR14 7QR

What3Words : ///supposed.joys.optimally

VIRTUAL TOUR

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

AGENTS NOTE

Potential purchasers should be aware than planning permission has been granted on the neighbouring plot for a two storey dwelling. The title deeds at land registry show a larger plot, but this is being amended and separated, with the land as per the physical fence line being included in the sale.

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:



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

starkingsandwatson.co.uk

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⁾
764.64 ft²
71.04 m²

