

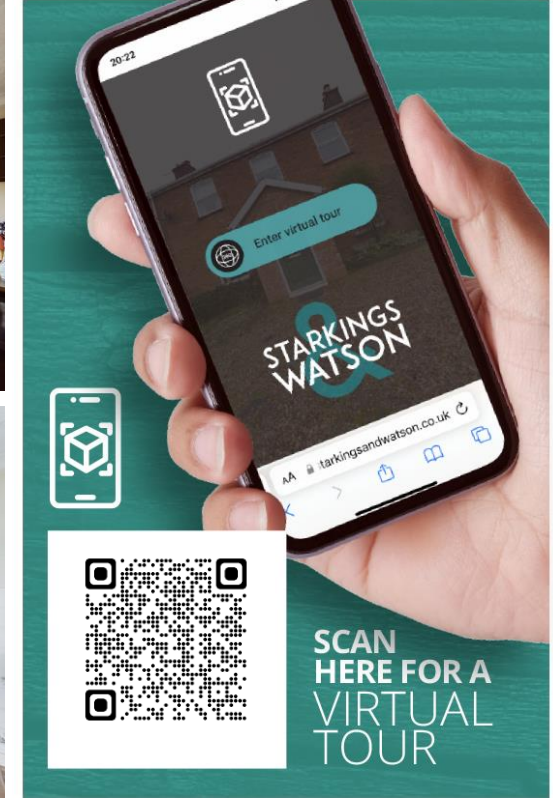
ELIZABETH ROAD

Poringland, Norwich NR14 7RH

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

starkingsandwatson.co.uk



STARKINGS
WATSON

- No Chain!
- Detached Bungalow with Single Garage
- Extended Layout with Potential
- Two Reception Rooms
- Two Conservatory Rooms
- Two Double Bedrooms
- Family Bathroom with Shower
- South Facing Gardens

IN SUMMARY

NO CHAIN. With a SOUTH FACING GARDEN this detached bungalow offers EXTENSIVE ACCOMMODATION which extends to over 1300 Sq. ft (stms). With HUGE POTENTIAL to remodel the existing layout, the property sits on a pleasant CUL-DE-SAC just off The Street in Poringland - a short walk to all local amenities. Internally, the property offers uPVC double glazing and oil-fired CENTRAL HEATING, with the accommodation including an entrance porch and hall, 15' SITTING ROOM, TWO DOUBLE BEDROOMS and extended FAMILY BATHROOM with SHOWER leading off the hall. The KITCHEN extends to over 15' and is a great proportion for AMPLE STORAGE and a dining table. A sliding door takes you to a garden room which offers a GREAT OUTLOOK, also connects to two further conservatory rooms, rear porch and W.C. The FLEXIBILITY is huge, as is the potential to EXTEND or REMODEL (stp). The GARDENS offers various outbuildings and the adjoining GARAGE.

SETTING THE SCENE

Tucked off The Street, Elizabeth Road is a quiet cul-de-sac, where the property is set back with a planted frontage and hard standing driveway. There is ample parking to front, with the garden mainly laid to a variety of shingles. Shrubs and hedging add colour, whilst a gated access leads to the rear. The main entrance for visitors can be found to the right, where the porch entrance can be found.

THE GRAND TOUR

Heading inside, a carpeted entrance hall can be found, with useful space for coats and shoes, and a further door to the main hall. Doors lead off to the two double bedrooms, one facing to front and the other to the side - both with fitted carpet. Between these two rooms, the family bathroom can be found, with a separate shower cubicle. This extended room is a great size, with windows to side and rear. The main sitting room also leads off the entrance hall, with views to front for watching the world go by, and finished with a feature fire place. The kitchen also leads off the hall, a great sized room with ample space for a table. A cupboard in the corner houses the central heating boiler, whilst a range of contrasting wall and base level units can be found to both sides, with space left for white goods. A sliding door leads to the garden room - centred on a large picture window to take in the south facing aspect. A door leads to a conservatory, with a further conservatory inter-connecting and allowing multiple uses. Also from the garden room, an inner hall leads to a W.C and side porch entrance.



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



THE GREAT OUTDOORS

The south facing rear garden has been finished with a central lawn and variety of planting. With a non-overlooked aspect, hedging and fencing encloses the space, whilst storage can be found in the greenhouse and a variety of timber sheds. Access leads to the garage which offers a door to front and rear, with gated access to the front driveway.

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 7RH

What3Words : ///clincher.will.damp

VIRTUAL TOUR

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

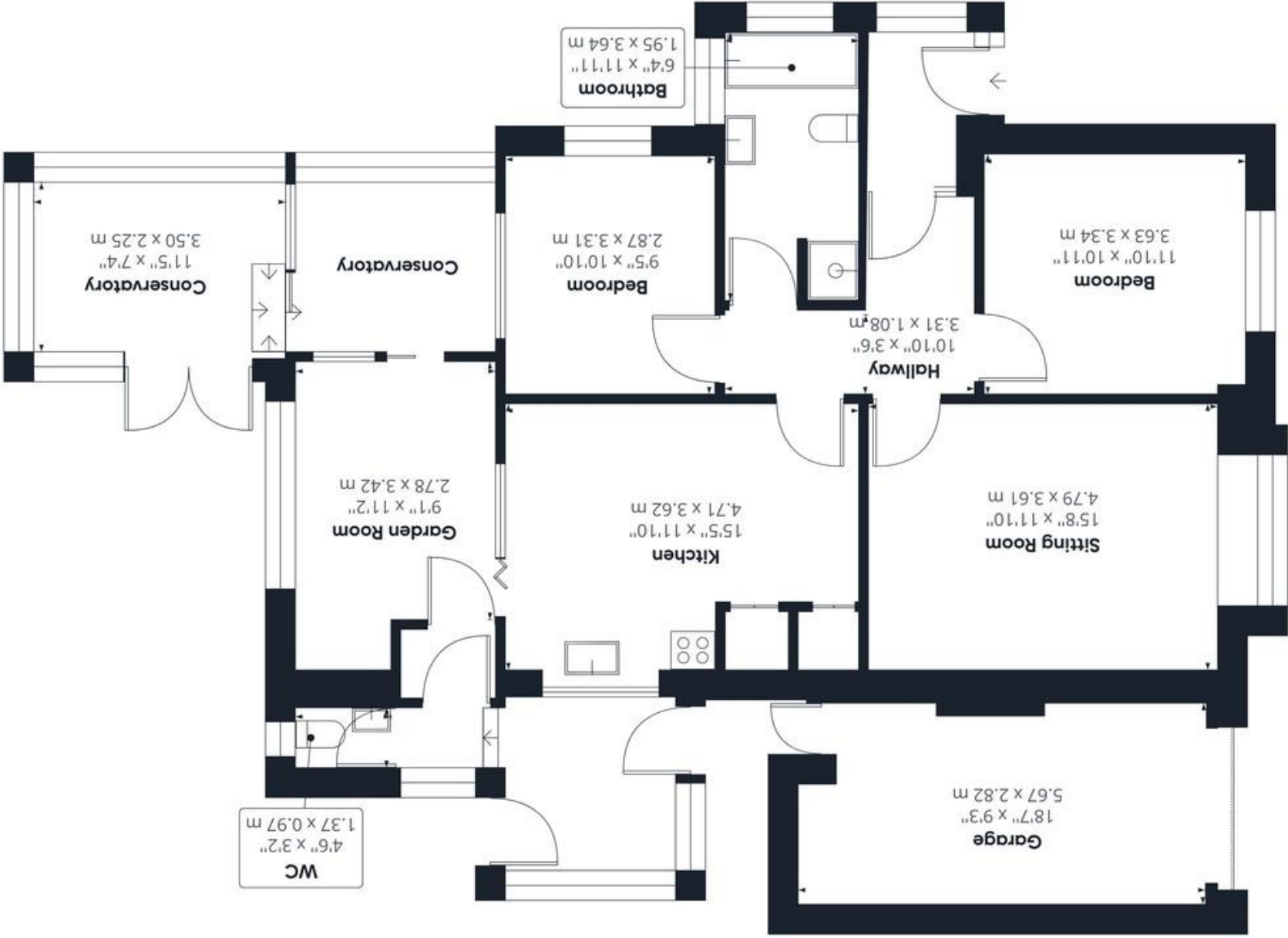
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

starkingsandwatson.co.uk



(1) Excluding balconies and terraces

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.

Approximate total area (1)
 1349.66 ft²
 125.39 m²