

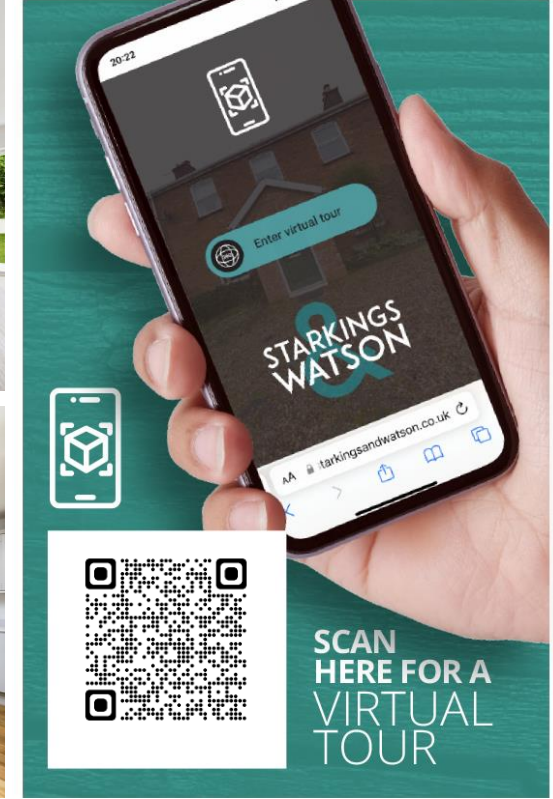
THE STREET

Poringland, Norwich NR14 7LA

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- No Chain!
- Newly Renovated & Extended
- Private Driveway Setting
- Allocated Parking
- Open Plan Living
- Quartz Work Surfaces & Bosch Appliances
- Up to Three Bedrooms
- Secluded Gardens

IN SUMMARY

NO CHAIN. SET BACK from the road is this NEWLY RENOVATED and EXTENDED semi-detached bungalow, occupying an EXCLUSIVE SETTING within WALKING DISTANCE to LOCAL AMENITIES. Finished to a HIGH STANDARD with a LUXURY FEEL, over 940 Sq. ft (stms) of accommodation can be found, within, whilst a PRIVATE WALLED GARDEN can be found to the rear, with a SECLUDED setting. Internally the main living space is OPEN PLAN and accessed from a porch entrance. The KITCHEN is topped with QUARTZ WORK SURFACES and includes a FULL SUITE of INTEGRATED BOSCH APPLIANCES. A GLAZED ROOF LANTERN floods the space with light, whilst BI-FOLDING DOORS ensure the living space and gardens can be used as one during the summer months. A STUDY/BEDROOM and FAMILY BATHROOM lead off, with TWO FURTHER BEDROOMS at the end of the hall, including the main bedroom with EN SUITE.

SETTING THE SCENE

Set back from the road, a long shingle driveway leads to the parking area, and a front courtyard style seating area. Whilst there are private gardens to rear, the front offers an open space which is ideal for further entertaining.

THE GRAND TOUR

With a solid wood entrance door you head into the porch entrance, with wood flooring and a uPVC double glazed window to front. A door leads into the sitting room, with matching wood flooring running through, and an open plan feel to the kitchen where a breakfast bar has been created to maximise the sociable space. With cast iron style radiators creating an attractive finish, spotlights give a contemporary finish, and doors lead to the study/bedroom and family bathroom. The kitchen is formed in a u-shape style, with Quartz work surfaces, and corner cupboards adding to the high quality finish. An integrated Bosch hob and eye level electric double oven are installed, along with a fridge freezer and dishwasher. Wood flooring continues through the space, with a glazed roof lantern above and bi-folding doors onto the rear patio. The front study/bedroom is carpeted and looks down the driveway, with the bathroom next door including a Rainfall shower over the bath, tiled splash backs and a heated towel rail. The two further bedrooms are finished with fitted carpet, whilst the main bedroom offers French doors to rear, and an en suite shower room with a rainfall shower and built-in storage.



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THE GREAT OUTDOORS

Enclosed with timber panelled fencing, and a rendered wall area which creates a secluded setting, the garden benefits from the south sun, with raised beds and a patio seating area. Outside lighting is installed, with French doors and bi-folding doors leading inside.

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 7LA

What3Words : ///advances.reboot.cement

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)
943.66 ft²
87.67 m²

