

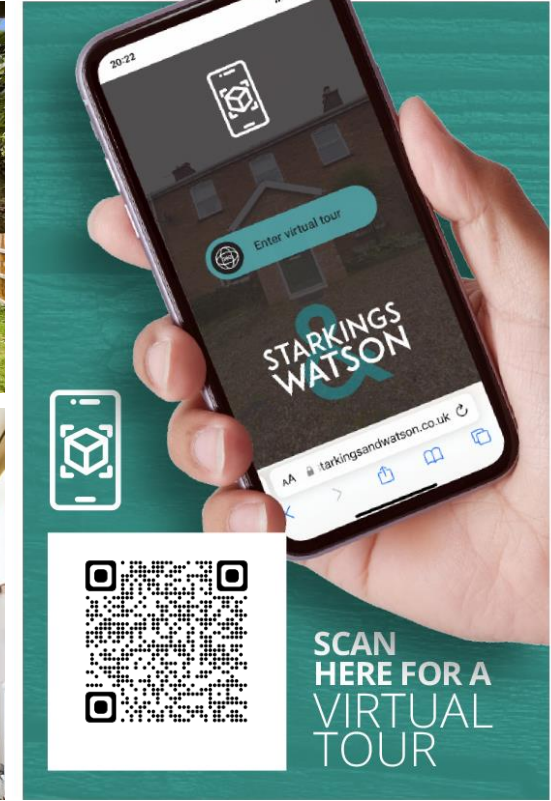
HIGHLAND

# Poringland, Norwich NR14 7QU

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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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



- No Chain!
- Tucked Away Plot with Side & Rear Gardens
- Integral Garage & Ample Parking
- Dual Aspect Sitting/Dining Room
- Kitchen & Separate Utility Room
- Four Bedrooms
- Cloakroom & Family Bathroom
- Potential to Extend & Modernise (stp)

### IN SUMMARY

NO CHAIN. Requiring UPDATING and MODERNISATION, this IDEAL FAMILY HOME is tucked away at the end of a CUL-DE-SAC, with PRIVATE GARDENS and EXTENSION POTENTIAL (stp). With over 1330 Sq. ft (stms) of accommodation including an INTEGRAL GARAGE, the property offers GOOD SIZED ROOMS, uPVC double glazing and gas fired CENTRAL HEATING. The accommodation starts with a HALL ENTRANCE, 21' sitting room, and OPEN PLAN DINING ROOM. A door takes you into the KITCHEN, with potential to further open plan the two spaces. A utility room and W.C can be found to the rear.

Upstairs, FOUR BEDROOMS lead off the landing, with BUILT-IN WARDROBES to all bedrooms, and a family bathroom. The plot includes AMPLE PARKING and a SIZEABLE LAWN with mature planting.

### SETTING THE SCENE

Tucked away behind greenery, an opening leads to the hard standing driveway, with an adjacent lawned garden, integral garage and side gated access. Situated on a road of similar properties, the property

is pleasantly screened by various trees and hedging.

### THE GRAND TOUR

With a uPVC double glazed entrance door to front, you head into the carpeted hall entrance, with stairs rising to the first floor and a door taking you into the integral garage. To your left, a door takes you to the large L-shape sitting/dining room, with a feature fire place and full height uPVC double glazed windows to front. There is ample space for a table and soft furnishings, whilst patio doors lead back out into the garden. The door into the kitchen shows how an open plan layout could look, but for now, this enclosed room offers storage mainly to the low level, with space for white goods, a built-in cupboard and the floor standing gas fired central heating boiler. Pleasant views can be enjoyed to the rear, whilst the utility room offers an adjacent storage space, with a W.C beyond. Upstairs, the four bedrooms lead off the landing, all with built-in wardrobes and served by the family bathroom - with tiled splash backs and a shower over the bath.

### THE GREAT OUTDOORS

Heading out of the sitting room patio doors, a patio can be found via several steps, with a lawned area to both the side and rear. Enclosed with timber panelled fencing and mature hedging, the garden offers a non-overlooked aspect, with a timber storage shed and various fruit trees. The integral garage offers an up and over door to front, door to side, power and lighting.



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### 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 7QU

What3Words : ///unpacked.super.kidney

### 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 headroom  
15.60 ft²  
1.45 m²

Approximate total area<sup>(1)</sup>  
1334.10 ft²  
123.94 m²

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