

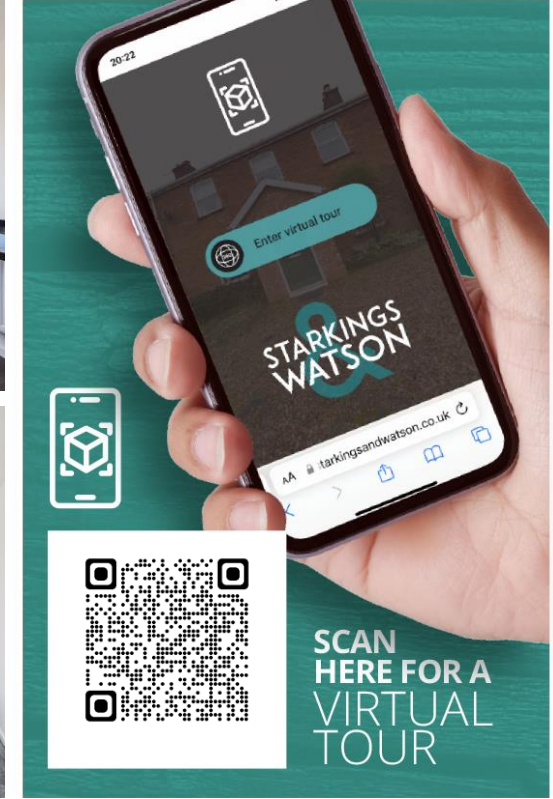
ST. MARYS ROAD

Poringland, Norwich NR14 7SR

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- No Chain!
- Fully Renovated & Modernised
- Detached Bungalow
- Newly Laid Brickweave Drive
- Garage with Electric Door
- New Electrics & Central Heating
- Re-fitted Kitchen & Bathroom
- Three Bedrooms with New Carpet

IN SUMMARY

NO CHAIN. This FULLY RENOVATED and MODERNISED detached bungalow enjoys a CONTEMPORARY FINISH, non-overlooked gardens and a LARGE NEWLY LAID BRICK-WEAVE DRIVE with a garage beyond. Extensive works have been completed including a NEW ELECTRICAL FUSE BOX and the installation of gas fired CENTRAL HEATING. The accommodation includes a porch entrance with striking tiled effect flooring, NEWLY CARPETED sitting/dining room, FULLY RE-FITTED KITCHEN with a suite of INTEGRATED APPLIANCES and a breakfast bar, inner hall with storage, THREE BEDROOMS and the LUXURY FAMILY BATHROOM with a separate shower. The rear gardens have also had a makeover, with NEW TURF and an extended patio.

SETTING THE SCENE

With a rendered brick wall painted in white creating a striking entrance, the newly laid brick-weave offers ample parking, with a sweeping newly turfed frontage, and garage with an electric roller door. Sitting on a road of similar properties, the bus

connections are close by, as are walks through to the main amenities in the village.

THE GRAND TOUR

The attractive newly installed composite entrance door and side panel takes you into the main entrance porch. Finished with attractive flooring, power has been installed for a lamp and side table, or of course you could fit storage for coats and shoes. Oak wood doors can be found throughout the property with contemporary handles, firstly leading to the carpeted sitting room, with it's large picture window to front, and high level window to side. A door takes you into the inner hall, whilst another into the adjacent kitchen. Newly installed with a contemporary range of wall and base level units, the square edge work surface and matching up-stands create a quality finish, with an inset electric induction hob and built-in electric oven, along with an integrated fridge freezer and dishwasher. With recessed bin and ample storage, a breakfast bar is situated to one side, along with a door to the driveway, and useful utility cupboard, finished with a work surface for storage, and housing the central heating boiler and space for a washing machine. Into the inner hall, there is ample storage, fitted carpet under foot, loft access hatch above and doors to the bedrooms and bathroom. The three bedrooms are all finished with fitted carpet and uPVC double glazing. The bathroom was once two rooms, and now offers a functional open space with a low level W.C, hand wash basin with storage under, bath and separate shower cubicle – fully tiled with polished porcelain tiling, heated towel rail and



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feature tiled effect flooring.

THE GREAT OUTDOORS

The rear garden has been newly landscaped, with timber panelled fencing, new turf and an extended patio area. A path way leads alongside the garage, with a border ready for planting, side access to the garage and a rear storage area. The garage offers an electric door, power and lighting.

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 7SR

What3Words : ///bristle.amending.grading

VIRTUAL TOUR

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

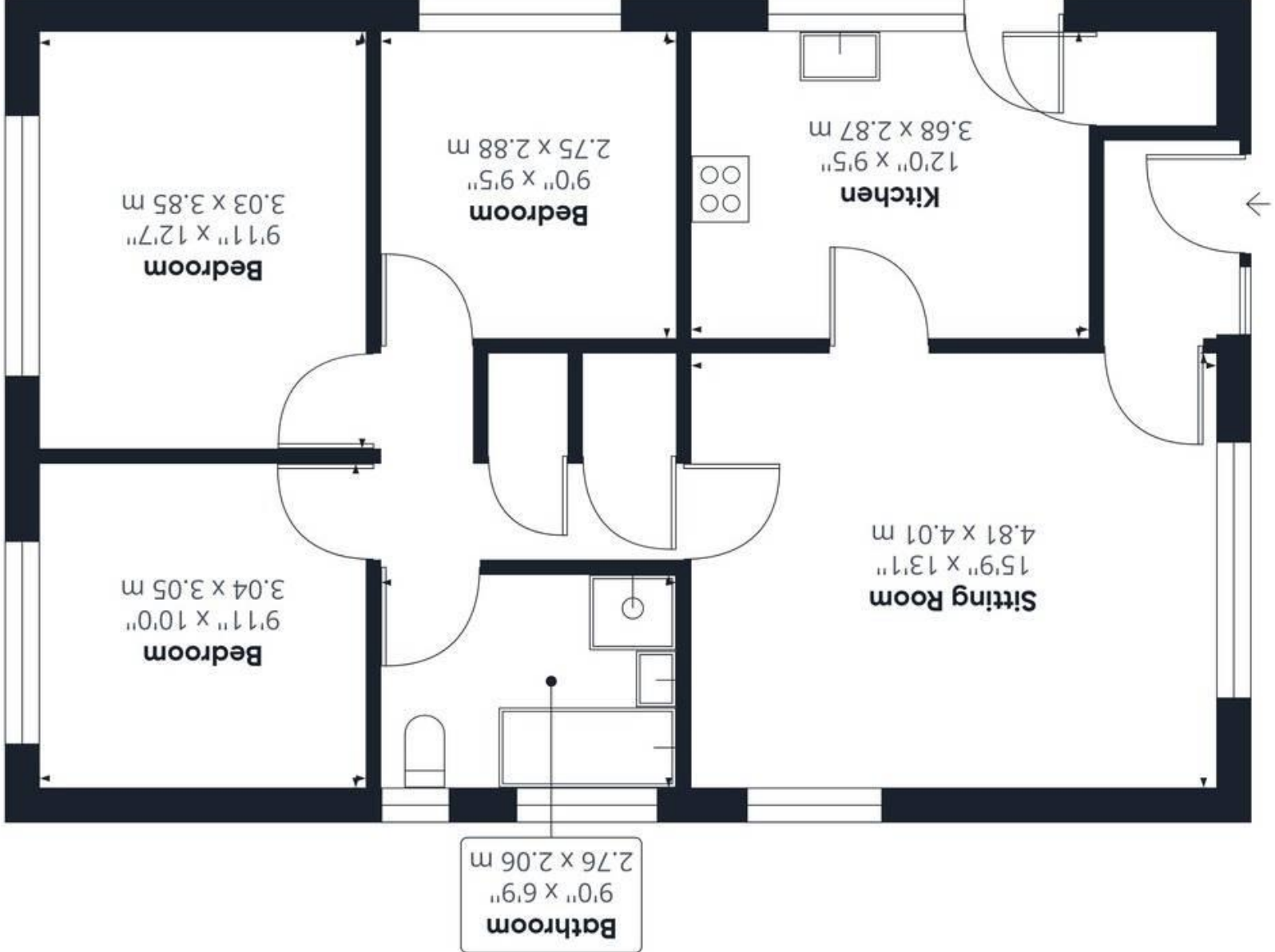
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Price:



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Approximate total area (1)
 804.53 ft²
 74.74 m²

(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.