

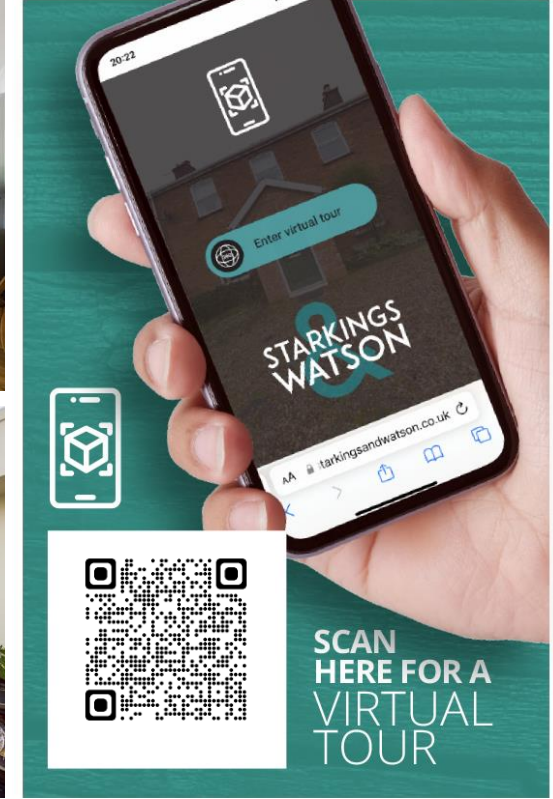
LIME TREE CLOSE

# Framingham Earl, Norwich NR14 7UF

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- Tucked Away & Overlooking Green Space
- Detached Home with Garage & Driveway
- Hall Entrance with Cloakroom
- Open Plan Kitchen/Dining Space
- Two Reception Rooms
- En Suite & Family Bathroom
- Enclosed Low Maintenance Gardens
- 

#### IN SUMMARY

TUCKED AWAY, this 2017 built CHARLES CHURCH HOME overlooks OPEN GREEN SPACE and is opposite a footpath leading to the VILLAGE POST OFFICE and BUS ROUTES. With AMPLE PARKING and a garage with an ELECTRIC DOOR, the property has been EXTENDED and ENHANCED, offering LOW MAINTENANCE GARDENS with artificial lawns, and a BEAUTIFUL SOLID WOOD storm porch. Heading inside, the inviting hall offers under stairs STORAGE, with doors to the cloakroom, SITTING ROOM with GREEN SPACE VIEWS and OAK WOOD FLOORING, 23' OPEN PLAN KITCHEN/dining room with INTEGRATED APPLIANCES, and the STUNNING 12' GARDEN ROOM EXTENSION - finished in an ORANGERY STYLE with a glazed roof lantern. Heading upstairs, further storage can be found, with doors leading to the IMMACULATE family BATHROOM with shower, and THREE DOUBLE BEDROOMS, two with BUILT-IN wardrobes, and one with an EN SUITE SHOWER ROOM. The rear garden is low maintenance, and basks in the midday sun.

#### SETTING THE SCENE

With views across green space, this detached home occupies an end of cul-de-sac setting on a private road which serves only three properties. An artificial lawned frontage makes for an attractive easy to maintain entrance, with a solid wood storm porch which creates a characterful entrance. Tandem parking can be found on the driveway including the garage.

#### THE GRAND TOUR

Wood effect flooring runs through the entrance hall for easy maintenance, with stairs to the first floor and storage below. A functional W.C is finished with matching flooring and half tiled walls. Opposite, the sitting room offers newly laid solid oak wood flooring, adding to the characterful feel, with attractive open views over the green space, and of course a feature fire place. The kitchen is a great size, and is open plan to a dining area and the garden room extension. With matching wood effect flooring running underfoot, the kitchen offers wall and base level storage, integrated cooking appliances including a gas hob and built-in electric double oven, along with a full suite of white goods which include a fridge freezer, dishwasher and washing machine. Tiled splash backs and up-stands complete the look, with space for a table, and the gas fired central heating boiler recessed behind a cupboard to one corner. The garden room is a flexible entertaining space, with a glazed roof lantern above, windows to two sides and French doors onto the patio. Upstairs, the three bedrooms are all doubles in size and lead off the



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landing. The two larger bedrooms include built-in storage, with the main bedroom benefiting from an en suite shower room. A good sized en suite, with a double shower, heated towel rail and contemporary tiling. The family bathroom offers a matching finish, but includes a shower over the bath.

#### THE GREAT OUTDOORS

To the outside, artificial lawn had been laid, whilst various easy to maintain planting has been introduced to two of the fenced boundaries. A patio extends from the garden room, with a useful side access, door to the garage and a timber built storage shed. The garage offers storage above, electric up and over door to front, 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 7UF

What3Words : ///basics.soccer.vaulting

#### VIRTUAL TOUR

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

#### AGENTS NOTES

An annual charge for the upkeep of the communal green space is applicable.

**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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Approximate total area<sup>(1)</sup>

1081.42 ft<sup>2</sup>  
100.47 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.