

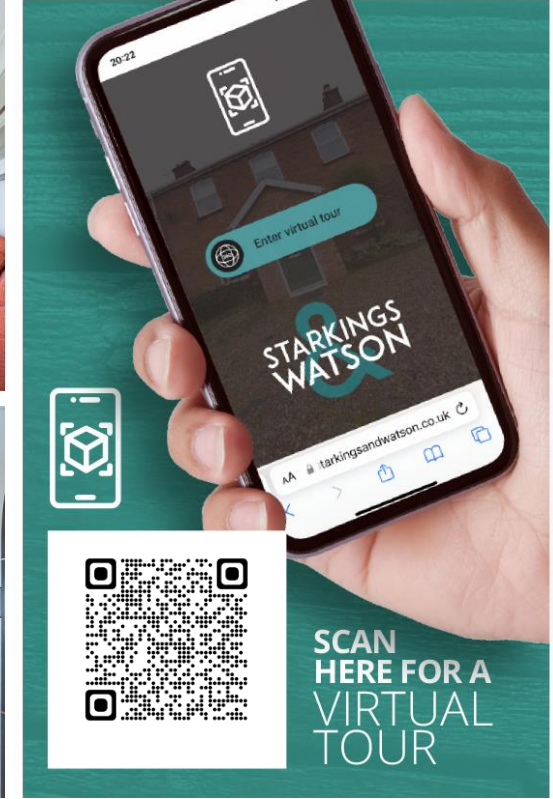
MEADOW WAY

Poringland, Norwich NR14 7LZ

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

- Motivated Vendors!
- Semi-Detached Home with Garage
- Rarely Available Cul-De-Sac Position
- Hall Entrance with W.C & Storage
- 15' Sitting Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Private Gardens & Summer House

IN SUMMARY

MOTIVATED VENDOR. With an attractive BRICK-WEAVE FRONTAGE, this HIBBETT & KEY BUILT semi-detached home occupies a FANTASTIC PLOT with PRIVATE GARDENS, ample parking and a GARAGE. Having been WELL MAINTAINED over the years, NEW RADIATORS were installed throughout in 2022, with other upgrades including a replacement CENTRAL HEATING BOILER and banisters during our vendors tenure. The accommodation leads off a SPACIOUS HALL ENTRANCE with easy to maintain wood flooring, STORAGE, and access to the W.C, 15' sitting room, and 18' KITCHEN/DINING ROOM which runs across the width of the property, with FRENCH DOORS to the rear garden. Upstairs, the landing leads to THREE BEDROOMS, two with BUILT-IN WARDROBES, and the FAMILY BATHROOM, with a RANGE of STORAGE and a SHOWER over the bath. The GARDENS are non-overlooked, ENCLOSED and LANDSCAPED with planting and a useful TIMBER SUMMER HOUSE.

SETTING THE SCENE

With a brick weave driveway, ample parking is provided, with a lawned frontage and plum slate bed. Access leads to the garage, with gated access to the gardens.

THE GRAND TOUR

The uPVC entrance door leads into a porch entrance and adjacent W.C with a two piece white suite and storage under the sink. The entrance hall continues with wood flooring and stairs to the first floor landing. Storage is provided under the stairs, creating an ideal study space or potential to build storage. A door leads off to the sitting room, with a window to front and fitted carpet under foot. The kitchen/dining room runs across the rear of the property, with ample built-in storage and solid woodwork surfaces on top. The sink unit is recessed, with space for white goods and an gas cooker. Tiled flooring flows through the room, with further storage into the dining area, with ample space for a table, and French doors leading out onto the rear patio. Heading upstairs, the landing includes built-in storage, with two bedrooms facing to front, one being the main bedroom with built-in storage, and a further double bedroom to the rear, also with storage. The family bathroom has been modernised and laid out to include good storage, and a shower over the bath with a glazed shower screen.

THE GREAT OUTDOORS

Well stocked and non-overlooked the garden includes a shaped lawn and brick weave patio which flows from the front and down the side of the property.



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Enclosed and including a bright and sunny aspect, a useful timber built summer house offers an ideal home office or studio space. The garage is separated into two sections as an ideal utility space, with 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 other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7LZ

What3Words : ///strategy.minivans.gentlemen

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:



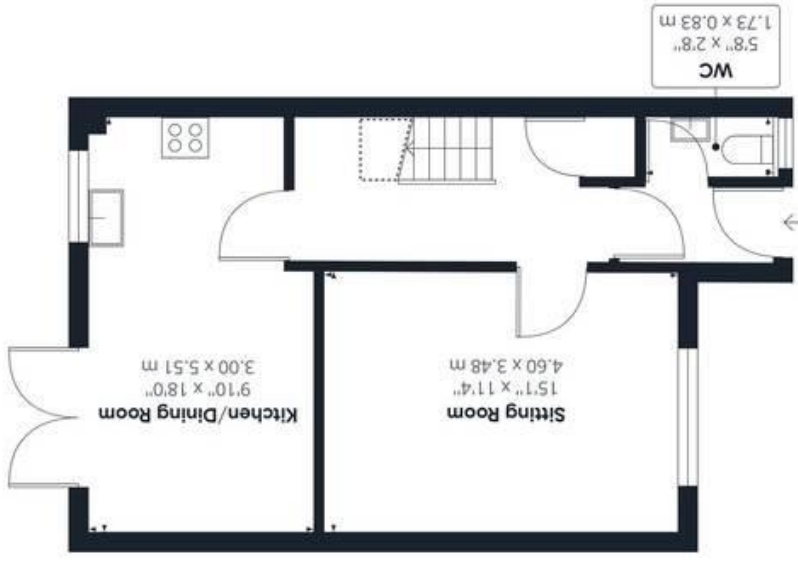
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Floor 1



Ground Floor



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.

⚠️ Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
896.60 ft²
83.30 m²
Reduced headroom
15.19 ft²
1.41 m²