

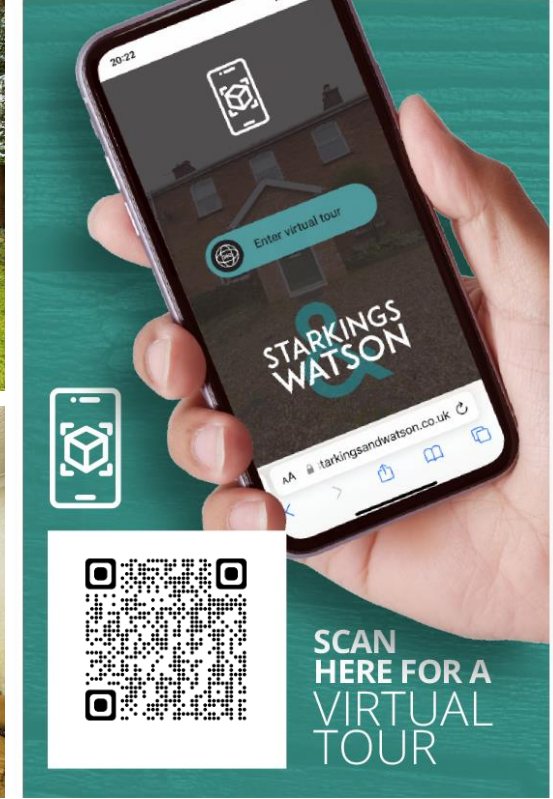
CAWSTONS MEADOW

Poringland, Norwich NR14 7SY

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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STARKINGS & WATSON

- Tucked Away Cul-De-Sac Setting
- Detached Bungalow
- Sitting Room & Conservatory
- Kitchen & Potential Utility Room
- Two Double Bedrooms
- Walk-In Wet Room
- Private Non-Overlooked Gardens
- Garage & Driveway

IN SUMMARY

TUCKED AWAY and with a LARGER than AVERAGE GARDEN, this detached bungalow was once a three bedroom property, enjoying a secluded plot, with a GARAGE and DRIVEWAY to front. Internally, the accommodation remains flexible and offers POTENTIAL for a STUDY, UTILITY ROOM or to create a LARGER KITCHEN. At present, the hall entrance leads to TWO front DOUBLE BEDROOMS, with the WET ROOM adjacent - a much larger room and located in the original third bedroom. The bathroom when the property was built is now a POTENTIAL UTILITY ROOM or STUDY, whilst with the KITCHEN next door, there are options to OPEN the SPACE up. The KITCHEN is complete and functional, with space for appliances, and EXCELLENT VIEWS over the rear garden. Extending to over 18' the SITTING ROOM is a great entertaining space, with a further CONSERVATORY beyond. The REAR GARDEN extends to some 80ft (stms), with a PRIVATE and SECLUDED feel.

SETTING THE SCENE

From the main cul-de-sac, a shingle driveway provides off road parking for the property and one neighbour - side by side. The garage offers an electric roller door to front for ease of access, whilst a pathway leads to the lawned front garden, and gated rear garden.

THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door takes you into the hall entrance, finished with fitted carpet. The first two doors lead off to the two double bedrooms, both with front facing uPVC double glazed windows. The wet room is adjacent and well positioned, now offering a sizeable room with a shower area, low level W.C and pedestal hand wash basin. With tiled splash backs and non-slip vinyl flooring, the wet room is easy to maintain. The original bathroom is now a potential utility room, with various options to use for storage or open plan to the kitchen. At present, the kitchen is finished with a range of storage units, inset electric ceramic hob and built-in electric oven, with usual space for general white goods. The main sitting room is centred on a feature fireplace whilst being finished with fitted carpet. French doors open to the conservatory which is equally versatile as a sitting or dining space.

THE GREAT OUTDOORS

Heading outside, a patio leads from the conservatory for entertaining and alfresco dining. The garden is mainly laid to lawn, with a wealth of mature shrubbery and hedging to both sides, creating a secluded setting. With timber panelled fencing,



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planted borders add colour throughout the year, with a useful timber shed to the rear. A side gated access leads to the front where the garage with an electric roller door to front, power and lighting can be found.

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 7SY

What3Words : ///soaks.conceals.fortunate

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:



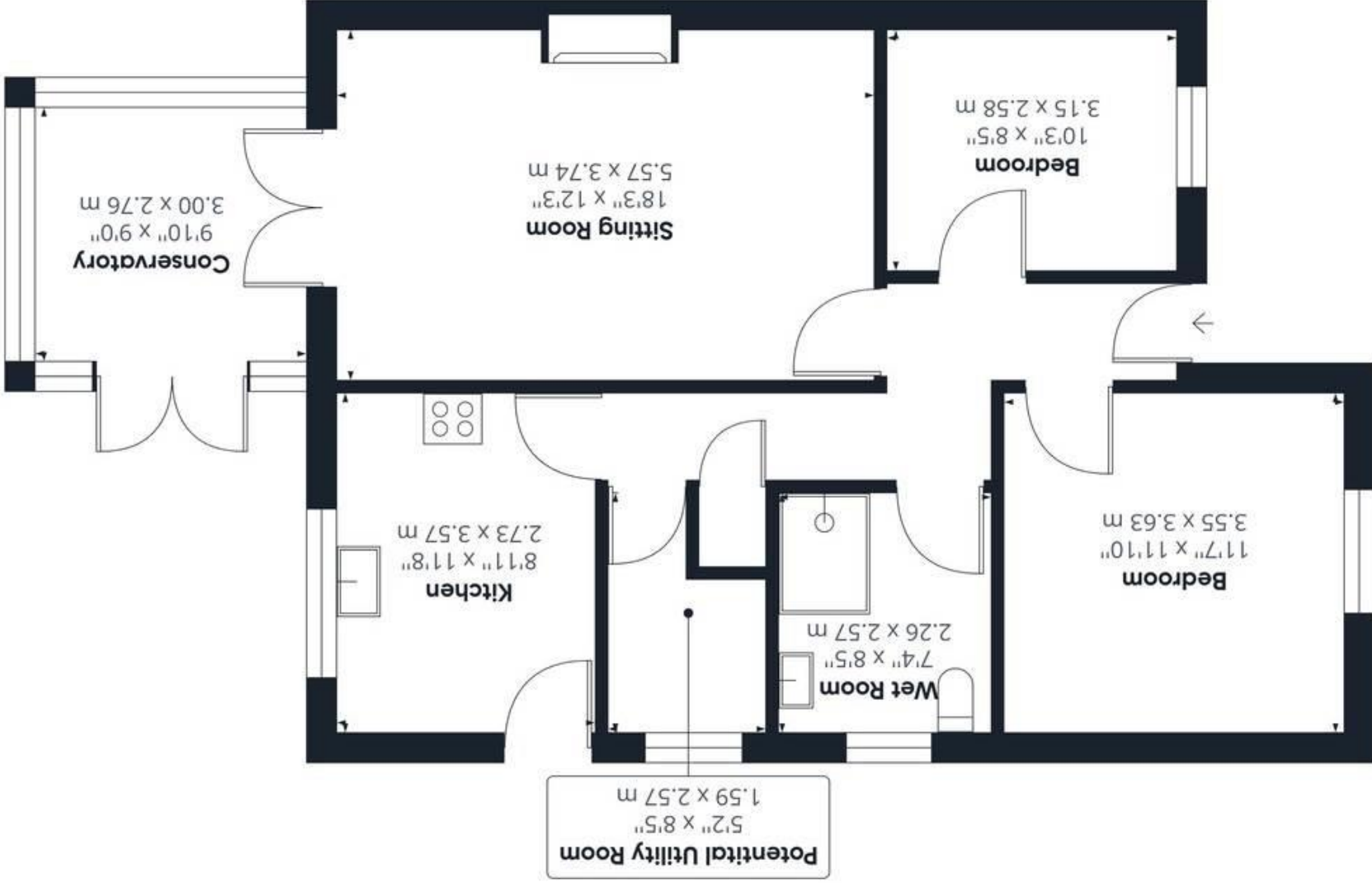
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GIRAFFE 360

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)
849.54 ft²
78.92 m²