



Lansdowne Drive, Poringland - NR14 7XL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Lansdowne Drive

Poringland, Norwich

Built in 2017, this DETACHED FAMILY HOME is offered with NO CHAIN, and boasts an IMMACULATE MODERN INTERIOR. Finished to a HIGH SPECIFICATION, and with UNDERFLOOR HEATING to the ground floor, uPVC DOUBLE GLAZING throughout and attractive BI-FOLDING doors which open the KITCHEN/FAMILY ROOM to the SOUTH FACING GARDENS! Located opposite open green space, off road parking and an adjoining garage can be found. The accommodation is accessed via a RECEPTION HALL, and comprises a DUAL ASPECT sitting room, utility room, cloakroom, and open plan kitchen/family room. The first floor offers FOUR DOUBLE BEDROOMS including the MASTER with WALK-IN WARDROBE and EN SUITE SHOWER ROOM, and further family bathroom. To the outside, the gardens are SPACIOUS, laid to lawn and enclosed, with HUGE POTENTIAL to landscape. The garage has been partially converted, but could easily be removed and reinstated as a garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain!
- Detached Family Home
- Overlooking Open Green Space
- Open Plan Kitchen/Dining & Living Space
- Formal Sitting Room with Views
- Four Spacious Bedrooms
- Main Bedroom with Dressing Room & En Suite
- South Facing Gardens

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.

SETTING THE SCENE

With a lawned and fenced frontage, off road parking is provided for two vehicles, with gated access to the rear garden. Views can be enjoyed across the open green space to front.



THE GRAND TOUR

Heading inside, the welcoming hall entrance is fully tiled and finished with underfloor heating. Stairs lead up to the first floor, and a useful double storage cupboard is built-in. Doors lead off to the main sitting room, facing to front and overlooking the green space. With dual aspect windows, fitted carpet includes underfloor heating. The W.C is next to the front door, with a white two piece suite and tiled splash backs. A useful utility room is built with a range of storage cupboards and an attractive work surface, along with a matching full height up-stand. There is space for white goods, and a wall mounted gas fired central heating boiler to the corner. An internal door leads to the garage, a room which has been partially converted and was used as a further living space. With the potential to seek full permission to convert the space, or remove the partitioning to use the space as a garage once again, a partially constructed shower room is also in the far corner. The kitchen and dining room is a fantastic open plan room, with space for soft furnishings and a dining table. With matching tiled flooring and under floor heating, the room is centred on the south facing bi-folding doors. The kitchen includes extensive storage with square edge work surfaces, and an inset ceramic hob and built-in eye level electric double oven. The fridge freezer and dishwasher are built-in. Heading upstairs, the landing is spacious and includes further built-in storage. Doors lead off to the four double bedrooms, all finished with fitted carpet. The main bedroom leads to a walk-in wardrobe which can be fitted out with shelving and hanging rails if required. The en suite is fully fitted and well presented, including a double shower cubicle and tiled splash backs. The family bathroom is finished in a similar style, with a shaped panelled bath and matching tiled splash backs.

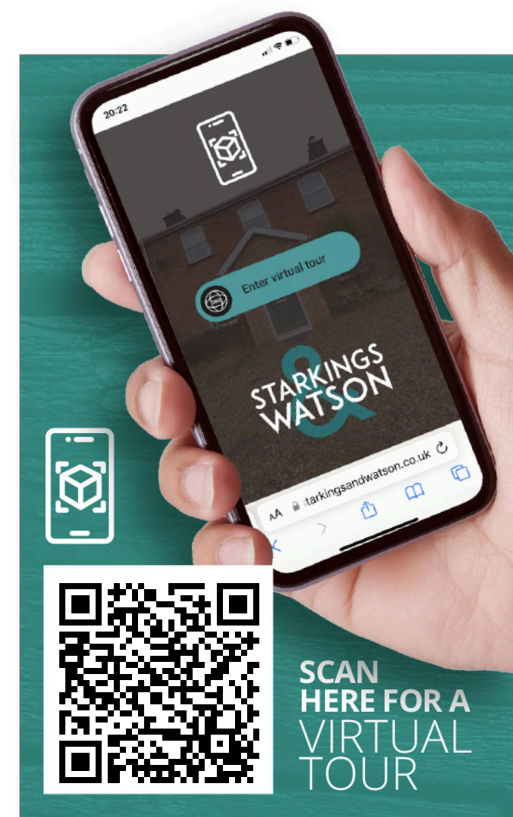
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What3Words : ///encrusted.submerge.sweat

VIRTUAL TOUR

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







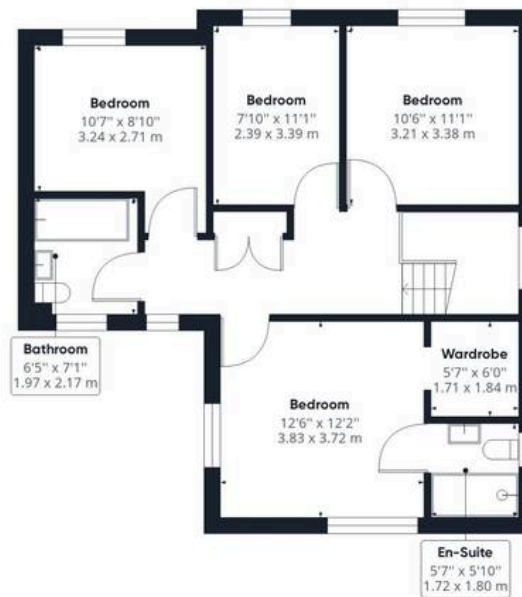
THE GREAT OUTDOORS

Leading from the kitchen, fantastic bi-folding doors open to a generous south facing lawned garden, which offers huge potential to landscape, making use of the proportions, sunny aspect, and enclosed fenced boundaries. The garden has access to the front, a patio area, and useful space tucked in the corner which could be used for a timber storage shed.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1619.06 ft²

150.42 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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