

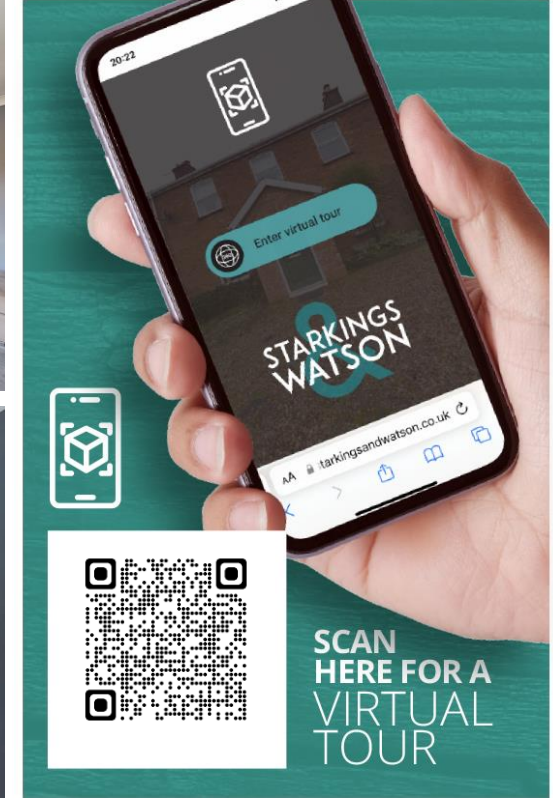
SPRUCE CRESCENT

Poringland, Norwich NR14 7UA

Freehold | Energy Efficiency Rating : D

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FOR SALE
PROPERTY



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- Vendor Found!
- End of Cul-De-Sac Setting
- Updated & Modernised
- Great Sized South Facing Garden
- Re-fitted Kitchen & Utility Room
- Replacement Windows & Central Heating

Boiler

- Re-fitted W.C, Bathroom & En Suite
- Integral Garage & Ample Parking

IN SUMMARY

VENDOR FOUND! Having been UPDATED and MODERNISED, this detached family home not only ENJOYS an END of CUL-DE-SAC SETTING, but also a FANTASTIC SIZED SOUTH FACING GARDEN. The INSIDE is IMMACULATE with NEW WINDOWS, CENTRAL HEATING BOILER, KITCHEN and BATHROOMS all installed - this really is a TURN KEY HOME. Even the electrics have been checked as part of the renovation, now leaving the property dressed with a BEAUTIFUL DECOR and warm and inviting interior. The accommodation comprises a hall entrance with W.C, leading into the SITTING ROOM which includes a MEDIA WALL for a wall mounted television, with an open plan layout flowing into the DINING ROOM, kitchen and utility room. The GARAGE is integral, offering CONVERSION POTENTIAL (stp) or great storage. Upstairs, THREE BEDROOMS lead off the landing, with a CONTEMPORARY FINISH to both the EN SUITE and FAMILY BATHROOM.

SETTING THE SCENE

Heading to the end of Spruce Crescent, a private driveway opens up to a tucked away setting, with off road parking and low maintenance frontage in front of the property. Access leads to the garage and gated rear garden.

THE GRAND TOUR

The uPVC double glazed entrance door takes you into a welcoming hall entrance, with fitted carpet running under foot and up the stairs. A door leads into the sitting room, with one also taking you to the useful ground floor W.C - half tiled with an attractive design, with built-in storage under the sink. The sitting room offers a front facing aspect, with a built-in media wall for a wall mounted television, with fitted carpet underfoot. A change to wood effect flooring marks the start of the dining room, with views across the garden through the French doors. The kitchen is open plan to the dining room, perfectly formed with a clever range of storage, finished in a cool and calming tone, with matching splash backs, inset gas hob, built-in electric oven and integrated dishwasher. Under stairs storage can be found behind you, with a further opening to the utility room - with space for an American style fridge freezer and washing machine. A further mixer spray tap can be found, with a door to the rear garden, and integral door to the garage. Upstairs, fitted carpet and an airing cupboard are installed, with doors to three bedrooms - the smallest including a built-in storage cupboard. The family bathroom features an attractive aqua board splash back to three walls, with a shower bath and storage



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under the sink. The en suite offers half tiled walls and tiling to the shower, with storage under the sink and a heated towel rail.

THE GREAT OUTDOORS

Private and enclosed, the garden is lawned and finished with high level hedging to one side. Enclosed with timber panelled fencing, low maintenance borders can be found to all sides, with a patio sweeping across the rear of the property. Doors lead into the utility room and dining room, with timber gates leading to the front.

OUT & ABOUT

Situated in a cul-de-sac location within the South Norwich village of Poringland, Spruce Crescent is tucked away off the main through road in 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 7UA

What3Words : ///depravity.feelers.magically

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.

Excluding balconies and terraces

Approximate total area^m
 979.75 ft²
 91.02 m²

