

FRAMINGHAM CRESCENT

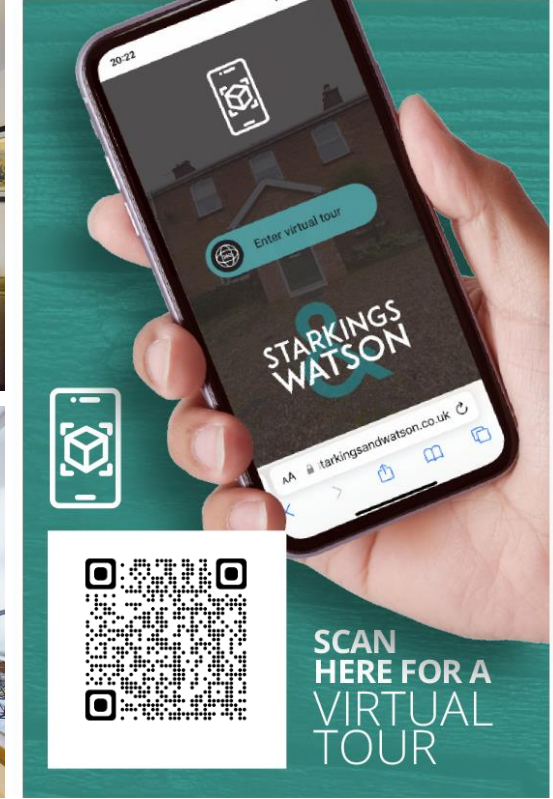
Poringland, Norwich NR14 7TT

Freehold | Energy Efficiency Rating : A

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

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- Modern Semi-Detached Home
- Allocated Parking
- Well Stocked Garden
- Hall Entrance with W.C
- Sitting Room with French Doors
- Fitted Kitchen with Appliances
- Two Double Bedrooms
- Family Bathroom with Shower

IN SUMMARY

Built in 2017, this modern semi-detached home with SOLAR PANELS and allocated PARKING for TWO VEHICLES, offers the remainder of the initial 10 year NHBC WARRANTY. Well presented, and including a MATURE SOUTH FACING LAWNED GARDEN, the property OVERLOOKS GREEN SPACE and is pleasantly tucked away. With a welcoming HALL ENTRANCE, doors lead to the downstairs W.C, FULLY FITTED KITCHEN with INTEGRATED APPLIANCES, and to the 14' OPEN PLAN SITTING/DINING ROOM with full height windows and FRENCH DOORS allowing the GARDEN to become an EXTENSION of the LIVING SPACE. The first floor offers TWO DOUBLE BEDROOMS and the modern family bathroom. To the outside, a patio space is offered, with space for a shed, along with a variety of planting.

SETTING THE SCENE

Overlooking green space, a low level mature hedge separates the property, with a footpath leading to the front door and gated gardens. Looking at the property, allocated parking can be found to the left, for two vehicles.

THE GRAND TOUR

The hall entrance is a functional and welcoming space, with easy to maintain wood effect flooring under foot, and stairs rising to the first floor. Doors lead off to the kitchen and sitting room, with the W.C on your left. With a modern two piece suite, the cloakroom offers wood effect flooring, an extractor fan and tiled splash backs. Back to the kitchen, along with a good amount of built-in storage, a full range of appliances are built-in, including the gas hob, electric oven, fridge/freezer, dishwasher and washing machine. Matching up-stands compliment the work surfaces, with spotlighting underneath and the gas fired boiler tucked away in the corner. The sitting room runs across the width of the property, with space for soft furnishings and a table. An under-stairs cupboard offers storage, whilst full height windows and French doors not only offer natural light, but also ensure the garden and living space are one, during the summer months. Upstairs, two double bedrooms lead off the landing, finished with fitted carpet. The main bedroom is to the rear, and offers two windows on the south facing aspect. The second bedroom faces the front, with two windows overlooking the green space, with two built-in cupboards. The family bathroom sits in the middle with a shower over the bath, tiled splash backs and wood effect flooring.

THE GREAT OUTDOORS

With some clever and mature planting, the rear garden has become a secluded space, with a patio and lawned area. Planted boundaries are enclosed



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with timber panelled fencing, and a gate which leads to the front.

OUT & ABOUT

The property is situated on the recently constructed David Wilson development within the South Norwich village of Poringland. The village offers every amenity a family could need including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village where various walks, public houses and parks can be enjoyed, There are nearby villages and hamlets offering further walks to enjoy.

FIND US

Postcode : NR14 7TT

What3Words : ///surround.hamsters.robos

VIRTUAL TOUR

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

AGENTS NOTES

The property includes solar panels which produce electricity. A service charge is applicable to this property for the maintenance of communal outside spaces and is charged in the region of £120 per six months.

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
625.35 ft²
58.1 m²

