

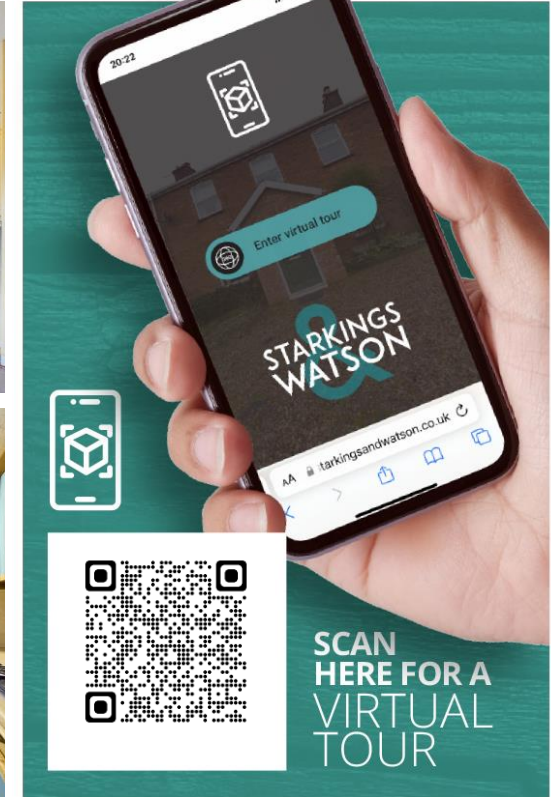
MEADOW WAY

Poringland, Norwich NR14 7LZ

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- No Chain!
- Detached Family Home in Cul-De-Sac Setting
- Requires Updating & Modernisation
- Sitting Room with Separate Study
- Fitted Kitchen
- Wet Room & W.C
- Four Bedrooms
- Enclosed Gardens, Garage & Driveway

IN SUMMARY

NO CHAIN. Having been EXTENDED to the FRONT and SIDE, over 1400 Sq. ft (stms) of accommodation can be found, REQUIRING UPDATING and MODERNISATION. Situated in an ESTABLISHED and FAVOURED cul-de-sac setting, the property offers a FLEXIBLE LAYOUT. Further potential exists with the adjoining GARAGE and rear gardens. Internally, the accommodation includes a PORCH and HALL ENTRANCE, W.C, wet room, kitchen, 18' SITTING/DINING ROOM, open plan family room, STUDY and CONSERVATORY. Upstairs, FOUR BEDROOMS lead off the landing, with a further WET ROOM. Presented as a BLANK CANVAS, the internal offers clear potential, whilst the outside is MATURE and with some taming could offer a FANTASTIC FAMILY FRIENDLY SPACE.

SETTING THE SCENE

Situated at the far end of the cul-de-sac a tarmac and brick weave frontage offers off road parking, with access to the main property and integral garage.

THE GRAND TOUR

The front door leads into a porch entrance with herringbone style wood effect flooring, with a door to the hall entrance and W.C. With a two piece suite, the W.C forms part of the original house with storage under the sink. The main hall entrance includes doors to the main living spaces, and stairs to the first floor landing with a storage recess below. To your right, the sitting room enjoys a dual aspect view, with the conservatory leading off, and an opening to the family room. Ready for flooring, this open plan space would make an ideal study space or play area, with a feature fireplace ready to make a focal point. The sliding doors lead to the conservatory, with windows to all sides and French doors to the garden. Sitting under a vaulted ceiling, the study sits to the rear of the garage, with a window to rear and a radiator installed ready for central heating. A useful internal door leads to the integral garage. Back to the hall entrance, originally a reception room, a further shower room is now installed, with a two piece suite and non-slip flooring with a wall mounted electric shower. The kitchen is formed with an older style range of cupboards, with integrated cooking appliances, wood effect flooring, door to side and a built-in storage cupboard. Heading upstairs, the bedrooms lead off to all sides, with a total of four, three of which include built-in storage. A further first floor wet room can also be found, with tiled splash backs and non-slip vinyl flooring.



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THE GREAT OUTDOORS

Heading outside, the garden is partially fenced and includes a wide variety of mature planting, all ready for taming. Gated access leads to front, with a useful timber shed and green house included.

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 various other villages and hamlets close by with further walks and public houses.

FIND US

Postcode : NR14 7LZ

What3Words : ///life.shampoos.puncture

VIRTUAL TOUR

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

AGENTS NOTES

Potential purchasers should be aware that the central heating boiler is not believed to be working and has been taken into account at the point of valuation.

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
 1420.2 ft²
 131.94 m²

Floor 1



Ground Floor

