

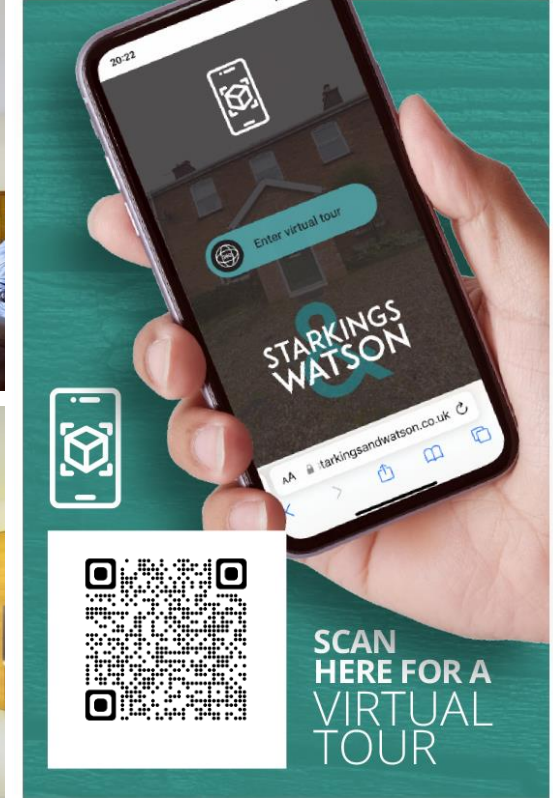
TUBBY DRIVE

Poringland, Norwich NR14 7GN

Freehold | Energy Efficiency Rating : B

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

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- Modern Norfolk Homes Built Property
- Hall Entrance with Study & Cloakroom
- Open Plan Kitchen/Dining Room
- Underfloor Heating to Ground Floor
- Four Double Bedrooms
- En Suite & Family Bathroom
- Double Garage & Driveway
- Enclosed Walled Garden

IN SUMMARY

NO CHAIN and READY TO MOVE IN. Built by Norfolk Homes, this EXECUTIVE STYLE detached FAMILY HOME enjoys a TUCKED AWAY SETTING, with parking, DOUBLE GARAGE and ENCLOSED WALLED GARDENS. With an IMMACULATE INTERIOR, over 1580 Sq. ft (stms) of accommodation can be found inside, with OPEN PLAN LIVING and an INVITING HALL ENTRANCE. The accommodation includes a 16' SITTING ROOM, with double doors to the 25' OPEN PLAN kitchen/dining room with SPACE for a table and island, with a further door to the UTILITY ROOM. With FRENCH DOORS leading to the GARDEN, the KITCHEN is the hub and heart of the home, perfect for ENTERTAINING and EVERY DAY FAMILY LIFE. A useful W.C and STUDY also lead off the hall. The ground floor is finished with UNDERFLOOR HEATING. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, and in true NORFOLK HOMES STYLE, all include BUILT-IN WARDROBES, with an EN SUITE to the main bedroom, and a family bathroom adjacent.

SETTING THE SCENE

Fronting Tubby Drive, a well-manicured front garden includes a wealth of mature shrubbery and hedging, creating an attractive frontage, with shingle to complete

the look. A pathway leads to the front door, whilst the driveway is to the left, finished with brick weave and leads to the gated rear garden and garage. The property enjoys a tucked away location, with similar properties to either side, but all set back.

THE GRAND TOUR

As you would expect, the interior is immaculately presented, with an attractive décor and flexible layout. Tiled flooring runs under foot with under floor heating, with a corner window to front and recessed door mat. the stairs rise to the first floor allowing for useful storage underneath, with doors to the three living spaces. To your left you will find the sitting room, with attractive internal doors and a feature fire place which creates a cosy feel, whilst the under floor heating does the warming! With a window to front, double doors open to the kitchen, dining and family room - a fantastic size and proportion, with the tiled flooring from the hall continuing through. There is room for a table or island, whilst a breakfast bar is ideal for family living. Cooking appliances are built-in, along with a dishwasher. Contrasting work surfaces and cupboards create a contemporary feel, with French doors leading to the garden, and a door to the utility room - complete in a matching style, allowing for space for laundry appliances, and the wall mounted gas fired central heating boiler. Back to the hall, the W.C is finished with a two piece suite and storage under the sink, with the adjacent study offering a versatile space with fitted carpet and under floor heating. Heading upstairs, the landing includes built-in storage within two cupboards, with doors leading off to four double bedrooms, all with built-in wardrobes. The main bedroom leads to a well fitted en suite, complete with a three piece suite, tiled splash backs and



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storage under the sink. The family bathroom offers a similar style, with a three piece suite, panelled bath and heated towel rail,

THE GREAT OUTDOORS

The rear garden is laid to lawn and finished with a large patio which leads off the kitchen. French doors lead out, with the garden mainly laid to lawn and enclosed with brick wall boundaries and planted borders. Gated access leads to the side, with a storage area behind the garage. The garage is a double in size, with twin doors to front, power and lighting.

OUT & ABOUT

Situated on the Norfolk Homes development within the South Norwich village of Poringland, Tubby Drive is tucked away at the back of the development. 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 7GN

What3Words : ///darkens.movements.erupt

VIRTUAL TOUR

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

AGENTS NOTE

The property currently includes a larger section of road included within its title. This is being removed from the title deed at the point of sale, removing any maintenance liability. The title deed will include the road immediately in front of the property. Potential purchasers should be aware of a live planning application at the bottom of Tubby Drive although this isn't directly in front of the property or within view from the garden etc.

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
1582.35 ft²
147 m²

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