

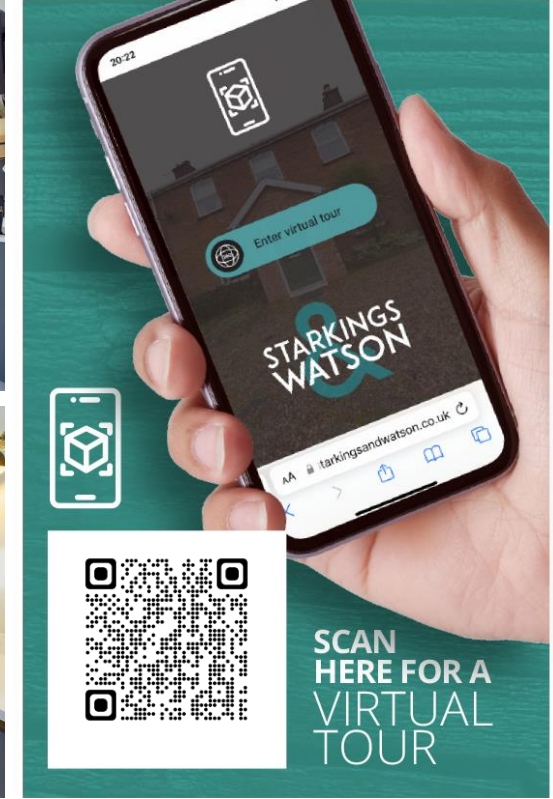
DEVLIN DRIVE

Poringland, Norwich NR14 7WA

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Attached Family Home
- Recently Renovated
- Brand New 'Masterclass' Kitchen/Dining Room
- Three Generous Bedrooms
- Two Brand New Bathrooms & W/C
- Private South Facing Gardens
- Double Garage/Carport
- Underfloor Gas Fired Central Heating

IN SUMMARY

Having been RENOVATED throughout, this attached FAMILY HOME located within the HEART of PORINGLAND is presented in IMMACULATE ORDER and features a BRAND NEW HIGH SPECIFICATION 'Masterclass' kitchen/dining room, TWO BRAND NEWLY FITTED BATHROOMS and GAS FIRED UNDERFLOOR HEATING. The accommodation measuring over 1000 SQFT (stms) comprises; entrance porch and hall with W/C, separate SITTING ROOM with AMTICO FLOORING, gas fired fireplace and double doors onto the garden. The kitchen/dining room has a range of fully INTEGRATED APPLIANCES including DOUBLE EYE LEVEL OVENS and INDUCTION HOB as well as QUARTZ worktops and UTILITY CUPBOARD. On the first floor, THREE ample bedrooms all with FITTED WARDROBES and two stylish bathrooms one of which is an en-suite. Externally there are SUNNY SOUTH FACING rear gardens as well as DOUBLE GARAGE / CARPORT and parking to the rear within the shared parking area.

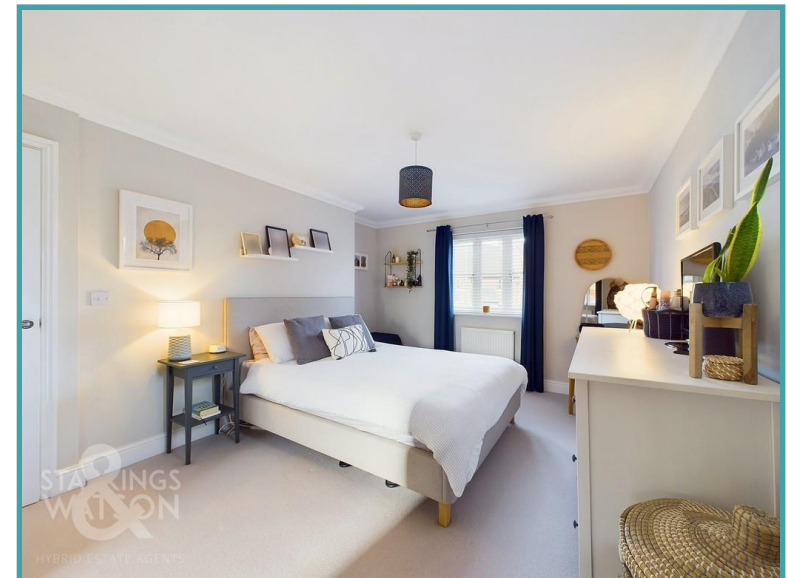
SETTING THE SCENE

From the roadside to the front there is a low level brick wall with pathway to main front door. The enclosed front garden is shingled and there is gated access to the side

leading to the rear garden. Parking can be found to the rear accessed via Hornbeam Drive within the shared parking area. There is a fantastic double garage / carport and a shingled parking space adjacent to the garage. The garage has an up and over door to the front with power and light and there is gated access from the rear leading directly into the rear garden.

THE GRAND TOUR

Entering the main entrance door to the front you will find a porch and hall entrance with tiled flooring, stairs to the first floor landing and w/c. To the left of the hallway you will find the sitting room offering newly laid Amtico flooring, a feature gas fired fireplace and dual aspect to front and rear with double doors onto the rear garden. Leading from the tiled hallway you will find the kitchen/dining room which has just been renovated and re-fitted to now offer a 'Masterclass' fitted and integrated kitchen with a range of mostly NEFF appliances to include double eye level oven, induction hob, feature extractor fan, dishwasher and fridge/freezer as well as space for a wine fridge. The kitchen/dining room uses the same tiling as the hallway continuing the flow through the ground floor with the whole of the ground floor also benefiting from underfloor heating. Within the kitchen you will also find a fitted utility cupboard with plumbing for washing machine and tumble dryer as well as the gas fired boiler. There is also access to the rear garden from the kitchen. Heading up to the first floor landing there is an airing cupboard housing the newly installed pressurised hot water cylinder and loft hatch access. The main bedroom can be found to the left offering a dual aspect to front and side as well as fitted double wardrobe and the en-suite. The en-suite has again been recently re-fitted with twin head double



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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rainfall shower. The main family bathroom adjacent offers a bath with rainfall twin head shower over. To the rear of the house there is a single bedroom with fitted wardrobes and the second bedroom, a comfortable double, is found to the front again with fitted wardrobes.

THE GREAT OUTDOORS

The well-kept sunny and south facing rear gardens offer plenty of space and a good degree of privacy with no houses directly behind overlooking. The garden features a large paved terrace ideal for table and chairs and outside entertaining as well as paved pathway to the rear gate. There are central lawns and well planted borders with an array of mature shrubs, bushes and trees including a wonderful acer tree. There is also side gated access to the front as well as the garage and parking found beyond the rear gate.

OUT & ABOUT

Situated at the front of the Norfolk Homes development within the 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 7WA

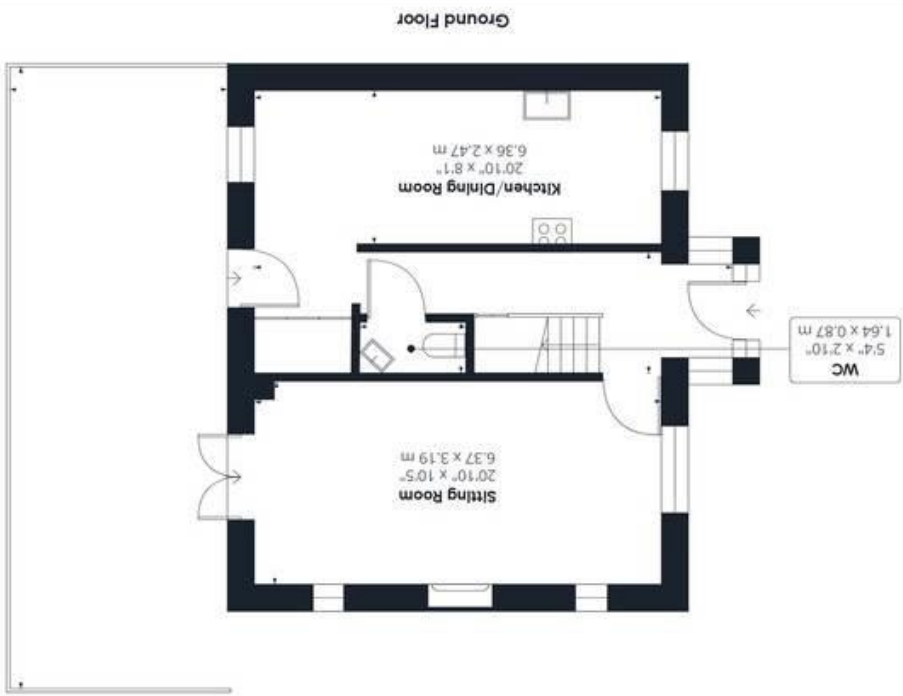
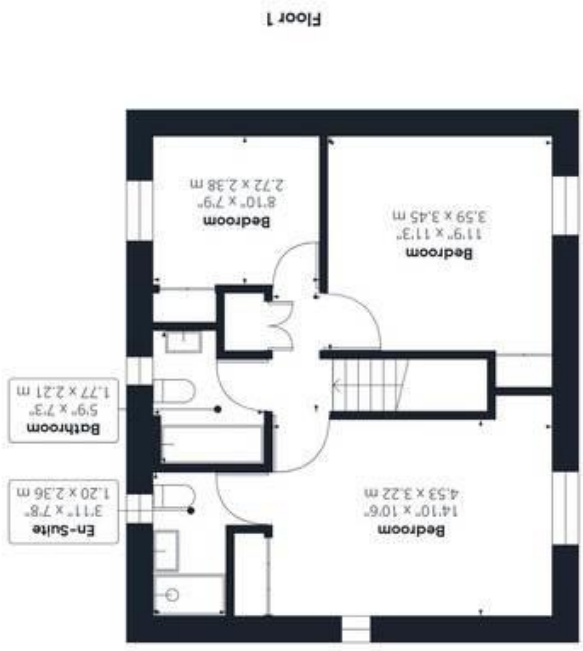
What3Words : //////////////cavalier.remote.lentil

VIRTUAL TOUR

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

AGENTS NOTE

This property falls within Section 21 of the 1979 Estate Agents Act as the owner of this property is an employee of Starkings & Watson. For the sake of clarity, before entering into negotiations please seek clarification on this point.



Approximate total area^m
1039.47 ft²
96.57 m²

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.