

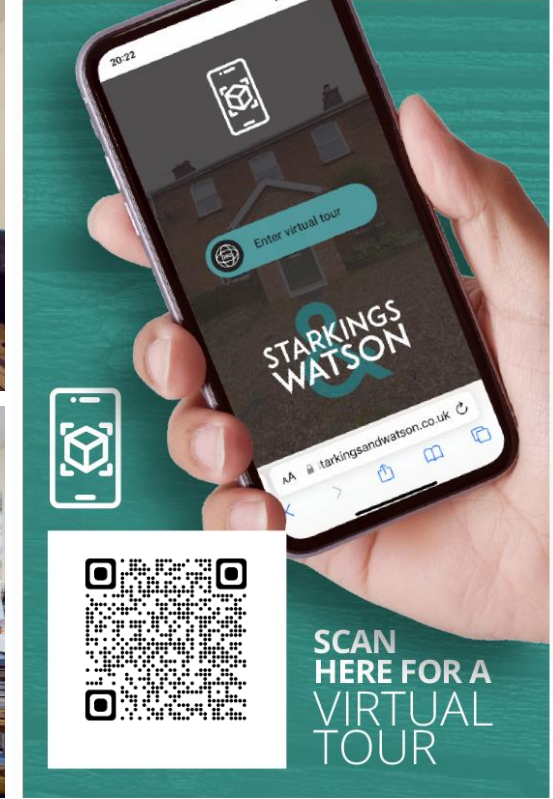
HILLSIDE

Poringland, Norwich NR14 7JS

Freehold | Energy Efficiency Rating : D

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

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STARKINGS & WATSON

- Vendor Found!
- Extended Semi-Detached Home
- Approx. 1340 Sq. ft (stms)
- Three Reception Rooms
- Open Plan Kitchen/Dining Room
- Separate Utility Room
- Three Large Bedrooms
- Two En Suites & Family Bathroom

IN SUMMARY

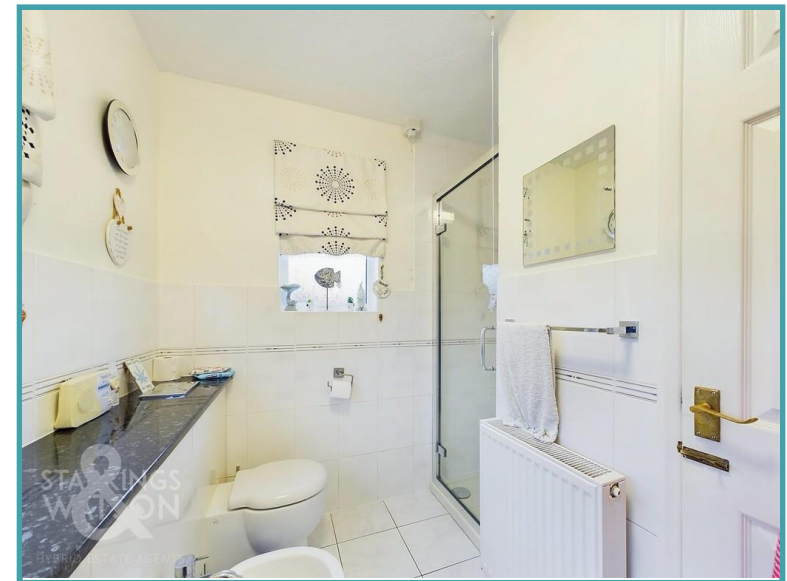
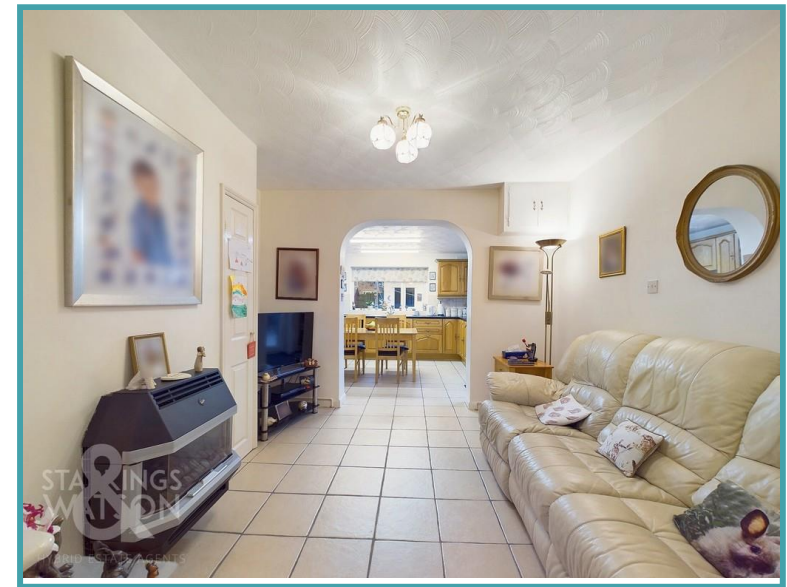
VENDOR FOUND. With OVER 1340 Sq. ft (stms) of internal accommodation, this EXTENDED semi-detached home offers a VAST ARRAY of LIVING SPACE, sizable bedrooms and TWO EN SUITE SHOWER ROOMS. This NON-ESTATE SETTING can be found in the heart of PORINGLAND, with a large frontage, ample PARKING and a GARAGE. The ground floor accommodation comprises a 15' SITTING ROOM, open plan study/snug, 15' FAMILY ROOM and adjacent 13' KITCHEN/DINING ROOM. The flow is fantastic for ENTERTAINERS and FAMILY LIVING, with a further utility room and family BATHROOM. Upstairs, THREE BEDROOMS lead off the landing, the second bedroom with an EN SUITE SHOWER ROOM, and the MAIN BEDROOM enjoying a DRESSING ROOM and EN SUITE. The REAR GARDEN is enclosed, with a BRICK BUILT SHED and timber built shed.

SETTING THE SCENE

With an extensive frontage, there is ample parking and hedged borders to both sides. The front garden is laid to lawn and finished with various beds, whilst being open plan to the rear garden.

THE GRAND TOUR

Once inside, you step straight into the family room, with a low level wall separating the main room and entrance area. Complete with tiled flooring, a door leads to the formal sitting room and inner hall. The family room offers a versatile space either as a dining area, or for seating. Open plan to the kitchen, the current owners have a table in place, but an island could of course be introduced. Formed in a u-shape, the cupboards can be found at wall and base level, with room for white goods, and a window facing to rear. A useful side door leads to the driveway. The sitting room is centred on a feature fire place, with fitted carpet under foot and a window to front. Also open plan, the adjacent study/snug offers a further living space with garden views and fitted carpet under foot. The side lobby is tiled, with stairs rising to the first floor, and doors taking you to the fantastic sized utility room - complete with further storage, room for laundry appliances and a sink. The family bathroom is located to the ground floor, with a five piece suite including a bath and separate shower cubicle. Tiled flooring runs under foot, and the walls are half tiled, with a range of storage also built-in. Heading upstairs the landing is carpeted, with doors to all three bedrooms. The bedrooms are all good sized doubles. The second bedroom faces to the rear, and includes an en suite shower room with tiled splash backs and electric shower. The main bedroom has been extended and includes a dressing room with windows to side and rear, with a further en suite shower room with a three piece suite.



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THE GREAT OUTDOORS

The rear garden is laid half to lawn and patio - ideal for those seeking some greenery, but also easy living. Enclosed to the side and rear boundaries, the driveway is currently open plan to the garage, with potential for a gate if required. A timber shed and brick built shed both offer storage, with the garage and a further brick tool shed adjacent.

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 7JS

What3Words : ///juggled.neater.bank

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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Approximate total area^m
 1347.2 ft²
 125.16 m²

Reduced bedroom
 6.16 ft²
 0.57 m²

(1) Excluding balconies and terraces

Reduced bedroom
 (below 1.5m/4.92ft)

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.

HYBRID ESTATE AGENTS

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