

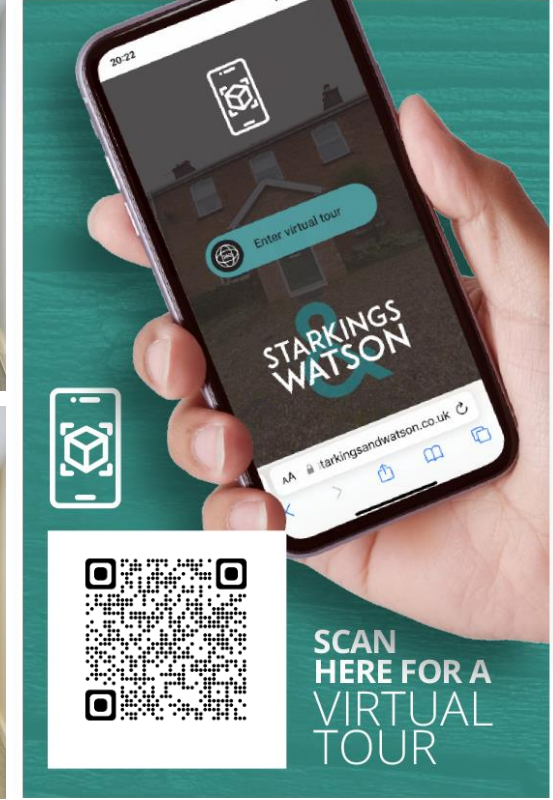
LIME TREE CLOSE

Framingham Earl, Norwich NR14 7UF

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



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STARKINGS
WATSON

- No Chain!
- Detached Family Home
- 3 Years NHBC Warranty Remaining
- Accommodation of Over 925 Sq.Ft (stms)
- Open Plan Kitchen/Dining Room
- Family Bathroom & En-Suite
- Three Bedrooms
- Driveway & Garage

IN SUMMARY

NO CHAIN! This DETACHED FAMILY HOME is nestled in a QUIET CUL-DE-SAC and overlooks a communal green with play park to the front. Inside, this versatile accommodation features a GROUND FLOOR CLOAKROOM, family sized sitting room and OPEN PLAN KITCHEN and DINING ROOM with uPVC French doors backing into the private REAR GARDEN. The first floor gives way to THREE BEDROOMS with the main featuring an EN-SUITE shower room as well as a shared FAMILY BATHROOM. This well presented family home comes with a DRIVEWAY and GARAGE just to the side of the property.

SETTING THE SCENE

Turning off the main access street to your left the property can be found nestled adjacent to an open communal green with a play park for the younger members of your family to enjoy. A flagstone path leads you towards the front door with a pitched and tiled awning above with a small grass front lawn either side. The parking can be found to the right hand side of the property with the garage sitting just behind this.

THE GRAND TOUR

As you enter the front door and step across the wooden flooring underfoot you will find yourself in the central hallway which gives access to all living spaces on the ground floor, the stairs and storage cupboard. Immediately to your left is the cloakroom, a neatly presented and half tiled two piece suite with a radiator. Adjacent to this is the main sitting room with two uPVC double glazed windows overlooking the frontage, carpeted flooring and ample space for soft furnishings. Heading to the rear of the property we find the open plan kitchen/dining room with Amtico flooring, a range of wall and base mounted storage, integrated electric hob and oven with extraction above, with plumbing for a washing machine, space for a tumble dryer and fridge/freezer. The dining room space allows room for a formal dining table and gives access to the rear garden via uPVC French doors. The first floor gives access to all three bedrooms and the three piece family bathroom complete with bath and radiator. The smaller of the three bedrooms has a rear facing aspect and carpeted flooring, ideal for a smaller double room or nursery with the middle room also facing the rear of the property with carpeted flooring. The main bedroom is a well-proportioned bedroom facing the greenery to the front of the property whilst benefiting from built in wardrobes and an en-suite shower room complete with walk-in shower.

THE GREAT OUTDOORS

Immediately as you exit via the French doors you will find the flagstone patio seating area which backs onto



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the lawn rear garden with timber fence surround. a wood chip planting border lies to your left with hard standing for a shed and access into the garage on your right.

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 7UF

What3Words : ///labs.defensive.rifled

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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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.

(1) Excluding balconies and terraces

Approximate total area^m
 925.94 ft²
 86.02 m²



Floor 1



Ground Floor

