

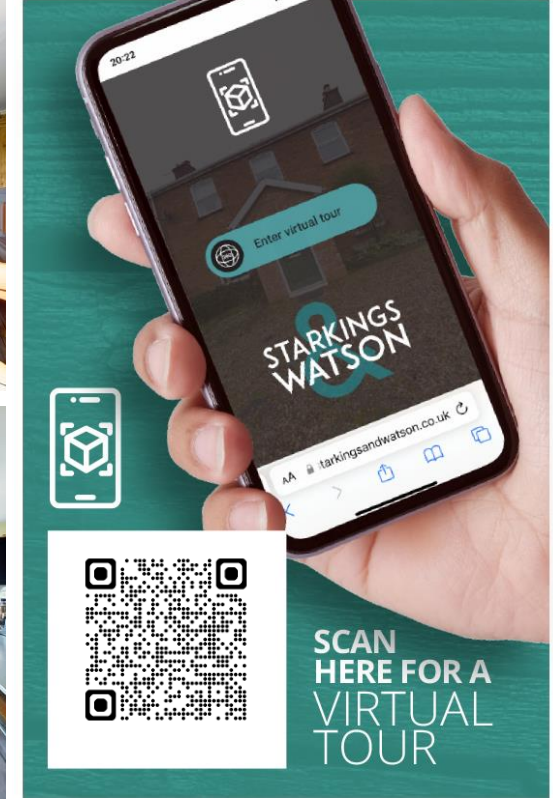
THE RIDINGS

# Poringland, Norwich NR14 7PS

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Individual Detached Family Home
- Approx. 0.19 Acre Plot (stms)
- Three Reception Rooms
- Open Plan Kitchen/Dining with Separate Utility
- Four Bedrooms
- En Suite & Family Bathroom
- Private Enclosed Garden
- Double Garage & Gated Driveway

#### IN SUMMARY

This INDIVIDUALLY BUILT detached family home occupies a 0.19 ACRE PLOT (stms) on the approach to The Ridings, enjoying a NON-ESTATE SETTING and over 1600 Sq. ft (stms) of accommodation. With a SPACIOUS and FLEXIBLE LAYOUT, the accommodation includes a STUNNING LARGE HALL ENTRANCE, useful study which is tucked away from the main living space, 20' SITTING ROOM with FEATURE WOODBURNER, bespoke OPEN PLAN KITCHEN with a water softener and BRITA FILTER TAP, utility room, OPEN PLAN DINING ROOM and FAMILY ROOM - all with potential to separate or retain the open plan feel. Upstairs, FOUR BEDROOMS lead off the landing, three being large doubles and the last one a smaller double. An EN SUITE and family bathroom can also be found upstairs. Outside, the PLOT offers an abundance of parking, with a GATED DRIVE to side where the DOUBLE GARAGE can be found - perfect for further uses or an annexe (stp). With an expanse of hard landscaping and lawn, there is ample room for a family!

#### SETTING THE SCENE

Set behind a low level brick wall, the block paved driveway leads to the main property, which enjoys an elevated setting with a lawned frontage and mature

planting. Gated access leads to the side, where there is further parking and access to the gardens with double garage.

#### THE GRAND TOUR

The main hall entrance is a large open plan space ideal for meeting and greeting. For those seeking storage you could create a large cupboard under the stairs if desired. The study is tucked away to the right, away from family life, with views to front and enough space for a large desk. Heading up the hall, the sitting room is created in an L-shape, with a feature brick built fireplace with an inset cast iron woodburner. Windows face to side and rear creating a dual aspect, with fitted carpet under foot and French doors to rear. Leading off the hall is the useful W.C, with a two piece suite and tiled flooring. The remainder of the property is open plan, starting with the family room which could have doors separating the adjacent dining room. A window faces to front, with wood effect flooring under foot which flows into the dining room. An archway continues into the kitchen, with a bespoke brick built kitchen offering storage, ample work surface space, and integrated cooking appliances including a hob and oven. A dishwasher is integrated, whilst the adjacent utility room offers further space for white goods, the wall mounted central heating boiler and electric fuse box, and door to rear. Upstairs, the galleried landing enjoys views to front and a loft access hatch, with doors to the four bedrooms - all finished with fitted carpet. The main bedroom includes a full width run of wardrobes, with a door to the en suite shower room with a three piece suite, feature corner W.C and hand wash basin, with tiled splash backs. The family bathroom also offers a three piece suite, with a shower over the bath and useful airing cupboard.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



### THE GREAT OUTDOORS

Heading outside, the gardens offers various sections, ideal for family life. Leading from the sitting room French doors a patio area offers a private setting, whilst leading the block paved driveway which sits in front of the double garage. Steps lead to the main lawn, with a further patio area at the end - enjoying a bright and sunny aspect. Further steps lead past raised planting, where a terraced garden can be found beyond, offering an abundance of planting, further seating and a timber built storage shed. The double garage includes two sets of double doors to front, storage above, door to side, power and lighting.

### 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 7PS

What3Words : ///roadblock.decrease.dollars

### VIRTUAL TOUR

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

### AGENTS NOTE

Planning permission exists on the parcel of land opposite as part of the original wider development by Norfolk Homes. It is understood the entrance to the road will be further up The Ridings, however potential buyers should make their own enquiries to satisfy themselves.

**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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

**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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area™

1614.11 ft<sup>2</sup>  
149.96 m<sup>2</sup>

Reduced headroom

15.18 ft<sup>2</sup>  
1.41 m<sup>2</sup>

