

LONG ROAD

# Framingham Earl, Norwich NR14 7RY

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON

- Private & Tranquil Setting
- Extended Period Style Home
- Versatile & Flexible Layout
- Close to 1/2 Acre Plot (stms) with Ample Parking
- Two Reception Rooms
- Spacious L-Shape Kitchen/Dining Room
- Four Bedrooms with En Suite & Bathroom
- Large Log Cabin/Garden Building & Garage/Workshop

#### IN SUMMARY

With a truly STUNNING PLOT of some 0.48 ACRES (stms) tucked away in the heart of FRAMINGHAM EARL, this 1700+ Sq. ft (stms) semi-detached PERIOD HOME has been transformed over the years, encompassing LARGE OPEN PLAN LIVING SPACES and flexible bedroom accommodation. Ample PARKING can be found, with a 17' GARAGE and WORKSHOP, and further 33' GARDEN BUILDING which creates an ideal ANNEXE/HOME OFFICE space, sitting under the tree lined rear aspect. Extended some 15 years ago, the main house includes a hall entrance, 19; SITTING ROOM with a vaulted ceiling and UNDER FLOOR HEATING, 13' family room, 16' KITCHEN and 14' OPEN PLAN DINING ROOM. A useful laundry/utility room and W.C lead off. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE and FAMILY BATHROOM, whilst the top floor offers a STUDY/landing space and LOFT ROOM. Outside, the PRIVATE and TRANQUIL setting can be enjoyed, with a LARGE LAWN and BEAUTIFUL TREE LINED VISTA.

#### SETTING THE SCENE

Just off Long Road a private track leads to several properties, where the last two properties includes this home. Ample parking and turning space can be found on the driveway, with a private frontage, timber picket fencing to the garden, and access to the detached garage building. You can immediately appreciate the tree lined views and tranquillity which the property enjoys.

#### THE GRAND TOUR

You step straight into a hall entrance offering the perfect space for a busy family to store their coats and shoes. Wood flooring runs underfoot for ease of maintenance, with the stairs opposite. To your right the dining room leads off, arranged in an L-shape open plan style with the kitchen, whilst being flooded with natural light thanks to the four windows, including the two in the front and side corner. Wood flooring runs underfoot, with a feature exposed brick fireplace creating a focal point. Ample cupboard storage runs the width of the property, encompassing a ceramic sink, gas hob and eye level electric oven and grill. The dishwasher is integrated and space is provided both for a fridge freezer and dining table. A useful pantry cupboard can be found under the stairs. The family room leads off with wood flooring continuing underfoot, and a feature focal fireplace and cast iron wood burner. Double doors allow the natural light to travel through the rooms, whilst this family sized sitting room includes a velux window over head and French doors to the garden. The property loops in a circle, back into the hall entrance. The laundry/utility room is found adjacent to the front



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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 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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door, with room for both a washing machine and tumble dryer, whilst a useful W.C leads off. Upstairs, the first four bedrooms lead off the landing, including the main bedroom with its amazing view, and useful en suite shower room which is part tiled and includes a heated towel rail. The family bathroom is a similar style, with tiled splash backs and flooring, separate bath and shower and a heated towel rail. The top floor offers a loft room which is accessed from a large study/landing which has been used as a bedroom by the current vendor- sitting under a sloped roof with velux windows.

### THE GREAT OUTDOORS

Heading outside you initially find a full width patio enclosed behind a timber picket fence gate. Useful storage is screened to one side, whilst access leads to the garage and workshop - an open plan room with power and light installed. Heading up the garden a wealth of mature planting can be found, where the garden forms an L-Shape which is mainly laid to lawn. A further patio sits to the top of the garden, complete with a timber built garden building - a substantial space which is an ideal family room and study or for occasional bedroom uses including a wood burner. The garden continues with further planting and trees, creating a wildlife friendly space.

### 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.

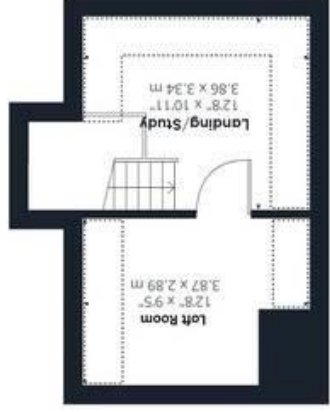
### FIND US

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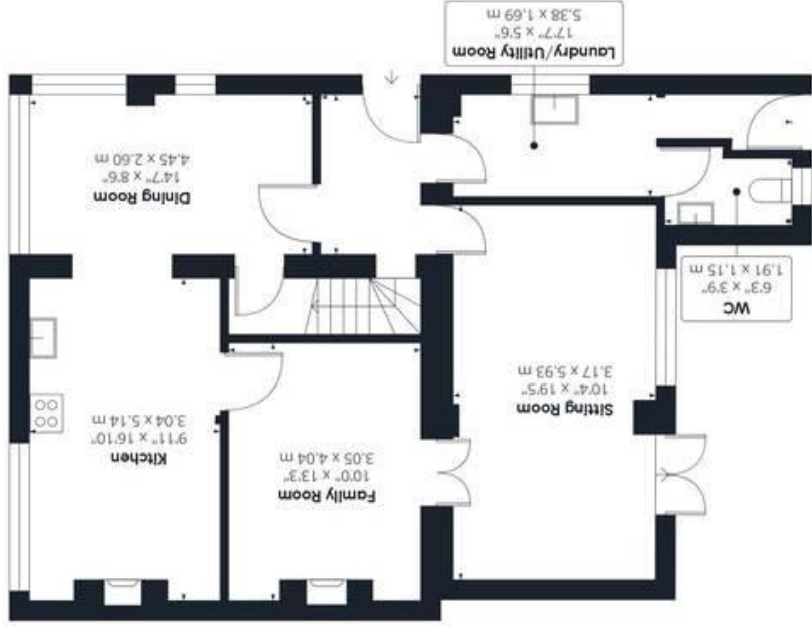
What3Words : ///since.units.gambles

### VIRTUAL TOUR

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



Floor 2 Building 1



Ground Floor Building 1



Floor 1 Building 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
1718.22 ft<sup>2</sup>  
159.63 m<sup>2</sup>  
Reduced headroom  
82.13 ft<sup>2</sup>  
7.63 m<sup>2</sup>

