

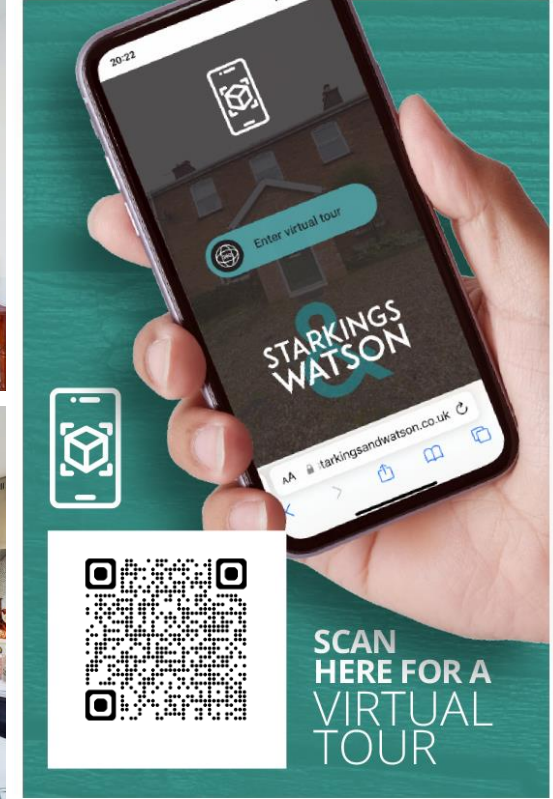
# CAWSTONS MEADOW

## Poringland, Norwich NR14 7SY

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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- No Chain!
- Updated & Modernised Detached Bungalow
- Open Plan Living with Two Reception Spaces
- Flexible Layout with Wood Burner
- Three Spacious Bedrooms
- Luxury En Suite & Family Bathroom
- Wrap Around Private Gardens
- Double Driveway & Storage Shed

#### IN SUMMARY

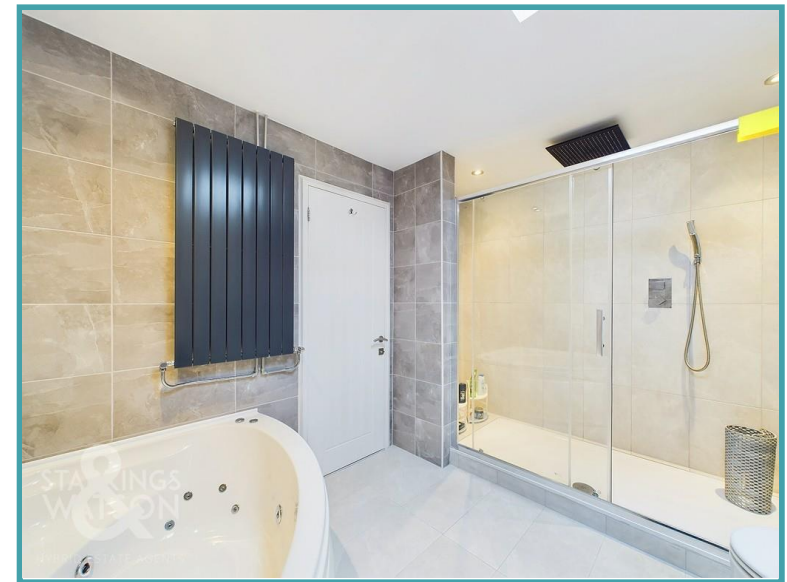
NO CHAIN. Tucked away behind HIGH LEVEL HEDGING with a DOUBLE DRIVEWAY for parking, this UPDATED and MODERNISED DETACHED BUNGALOW offers a STUNNING and CONTEMPORARY DECOR - ready to move in! With WRAP AROUND GARDENS to front and side, the privacy and seclusion the property offers is fantastic, whilst being close to LOCAL AMENITIES. Internally, the main living space is OPEN PLAN, including a 17' SITTING ROOM with a feature WOOD BURNER and FRENCH DOORS to the side garden, 20' KITCHEN/BREAKFAST ROOM with INTEGRATED APPLIANCES, and the DINING ROOM with ELECTRICALLY OPERATED BLINDS to all sides. The inner hall extends to the THREE BEDROOMS and a useful STORAGE ROOM which could also be a little study area. The main bedroom includes a SPACIOUS EN SUITE with DOUBLE SHOWER, whilst the LUXURY FAMILY BATHROOM includes a whirlpool corner bath and LARGE DOUBLE RAINFALL SHOWER.

#### SETTING THE SCENE

Screened behind high level hedging, the shingle driveway leads from the road, providing double and tandem parking, leading to a useful timber shed for storage. The front garden is open plan, where planted beds and a main lawned expanse can be found, along with a pathway to the front door.

#### THE GRAND TOUR

Stepping inside, the uPVC double glazed front door takes you into the main living space, starting with the dining room. Wood effect flooring runs under foot, with windows to three sides, complete with electrically operated blinds which shade from the south sun but also helps create a cosy ambiance when entertaining. The kitchen/breakfast room is open plan with low profile work surfaces and an inset electric ceramic hob and built-in eye level electric double oven. The fridge/freezer, washing machine and dishwasher are integrated. Tiled splash backs run around the work surface, with a window to side and wall mounted gas fired central heating boiler controlled by NEST. Heading into the sitting room the cast iron wood burner creates a focal point, with a tiled hearth. The wood effect flooring extends through, with French doors onto the side garden. The inner hall is complete with wood effect flooring, a contemporary vertical radiator and recessed spotlights above, with doors to the bedrooms and useful study/storage cupboard. Heading into the family bathroom, this well fitted and luxurious room offers a white four piece suite complete with a wall hung double sink unit, low level W.C with concealed



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cistern, corner whirlpool bath and large walk-in double shower with rainfall shower above. The three bedrooms are carpeted, with the main bedroom leading to the fully tiled en suite, complete with a rainfall shower.

#### THE GREAT OUTDOORS

The gardens wrap around the property from the side and rear, with private lawns and a patio extending from the French doors. Potential exists to further enclose the gardens if needed.

#### 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 other villages and hamlets close by offering further walks and public houses.

#### FIND US

Postcode : NR14 7SY

What3Words : ///trailers.briefer.shunning

#### 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<sup>m</sup>  
978.79 ft<sup>2</sup>  
90.93 m<sup>2</sup>

