

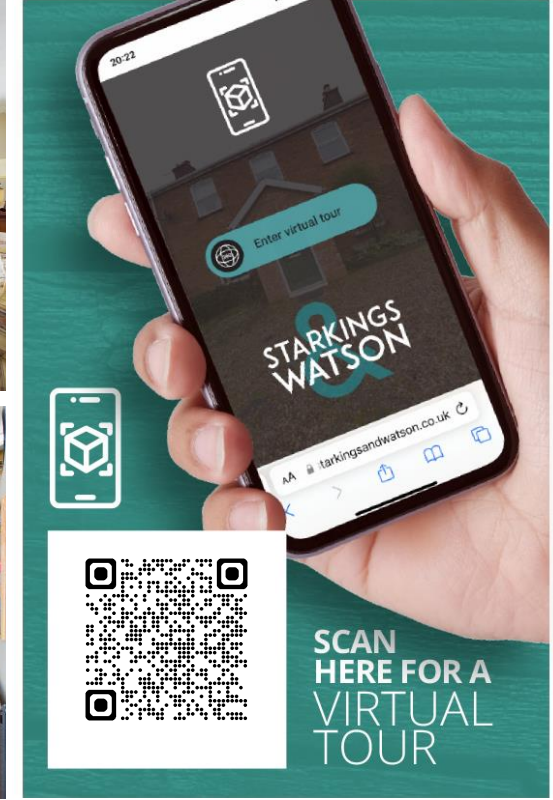
THE FOOTPATH

Poringland, Norwich NR14 7RF

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Detached Bungalow in Favoured Location
- Ample Parking & Garage
- South Facing 0.14 Acre Plot (stms)
- Sitting Room with Wood Burner
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Re-fitted Shower Room
- Walking Distance to Amenities

IN SUMMARY

VENDOR FOUND. This **DETACHED BUNGALOW** is conveniently situated close to **LOCAL SCHOOLING** and **SHOPPING FACILITIES**, whilst enjoying a **0.14 ACRE SOUTH FACING PLOT (stms)**. With a **FRESHLY DECORATED INTERIOR**, the property offers a flexible interior with **EXTENSION POTENTIAL (stp)**. Currently some **819 Sq. ft (stms)** of accommodation can be found inside, including a **15' SITTING ROOM** with a feature **CAST IRON WOODBURNER**, **16' kitchen/breakfast room**, **THREE BEDROOMS** and shower room. The **GARDENS** include a **TANDEM DRIVEWAY** with a further gated drive, **LAWNED GARDEN**, garage and exterior storage.

SETTING THE SCENE

Set back from the road, a tarmac driveway offers tandem parking, enclosed with a low level brick wall and adjacent shingled frontage which offers further parking. Access leads to the front door, whilst a metal five bar gate opens to a further driveway, rear garden and garage.

THE GRAND TOUR

Once inside, herringbone style wood effect flooring runs underfoot, with a loft access hatch and built-in storage. Doors lead off, starting with the sitting room. Centred on a feature cast iron woodburner, wood effect flooring continues underfoot, with a picture window to front allowing views over the garden. Opposite sits the kitchen/breakfast room, complete with a breakfast bar, ample cupboard storage and work surface space, room for a gas fired Range style cooker, and other general white goods. A window faces to front and a door onto the driveway. Heading through the hall, three bedrooms can be found, with one currently used as a dining room. The shower room completes the property, finished with tiled walls, heated towel rail and a three piece suite which includes a wall mounted hand wash basin and double shower cubicle.

THE GREAT OUTDOORS

The rear garden is mainly laid to lawn, and is a blank canvas ready for planting. Plant beds have been introduced to the boundaries, with timber panelled fencing, and a useful covered storage area. The garage offers power, lighting and an electric up and over door to front.

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



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can be enjoyed, with other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7RF

What3Words : ///epidemics.torso.emporium

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
 819.94 ft²
 76.17 m²

