

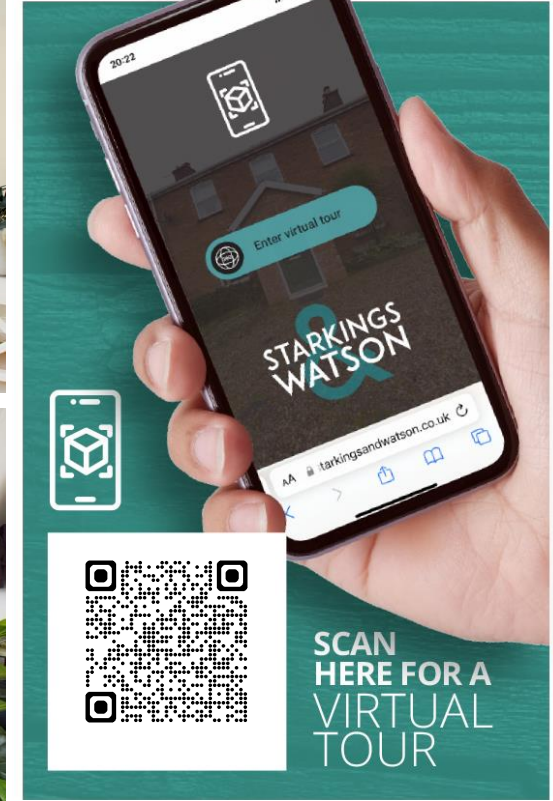
MINNS CRESCENT

Poringland, Norwich NR14 7GR

Freehold | Energy Efficiency Rating : C

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STARKINGS & WATSON

- Link-Detached Family Home
- Rare Style & Design with Open Plan Layout
- Hall Entrance & W.C
- Kitchen/Dining Room with Separate Utility
- Three Double Bedrooms
- W.C, En Suite & Family Bathroom
- Enclosed Landscaped Gardens
- Garage with EV Charger & Driveway

IN SUMMARY

With SOUTH FACING GARDENS, this IMMACULATE link-detached home occupies a SOUGHT AFTER LOCATION with an integral GARAGE, EV Car Charger and driveway to front. Built to a HIGH SPECIFICATION with UNDER FLOOR HEATING downstairs, the property enjoys the perfect blend of SPACIOUS ROOMS and OPEN PLAN LIVING. The overall accommodation extends to over 1080 Sq. ft (stms), including a hall entrance, 15' SITTING ROOM with built-in storage, 14' KITCHEN/DINING ROOM, separate UTILITY ROOM and W.C. Upstairs, THREE DOUBLE BEDROOMS lead off the landing - all with BUILT-IN WARDROBES, including the main bedroom with an EN SUITE SHOWER ROOM and further family bathroom.

SETTING THE SCENE

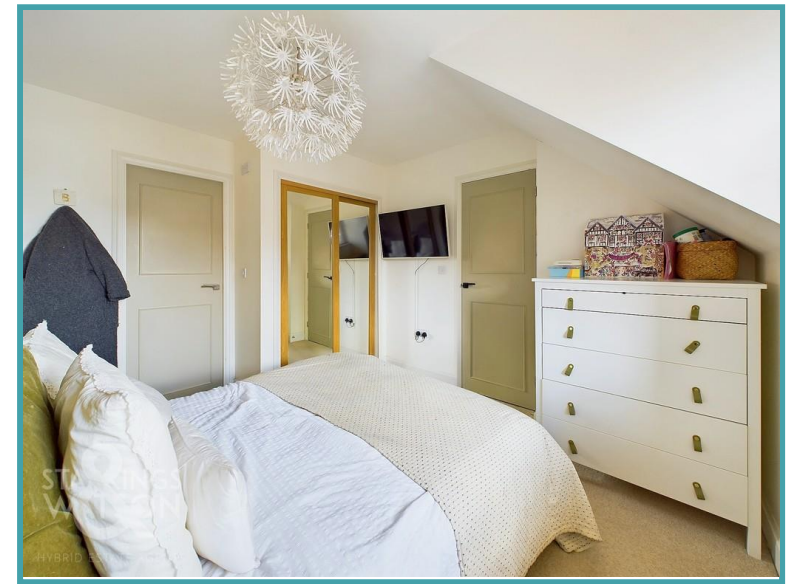
With a low maintenance pebbled frontage, a brick-weave driveway offers off road parking, alongside a paved path to the front door with access to the EV Electric Car Charger. The integral garage offers parking or storage.

THE GRAND TOUR

Heading inside, wood effect flooring runs through the hall entrance, with stairs rising to the first floor. The sitting room leads off, with the same wood effect flooring underfoot, window to front and wood panelling making a feature of the main wall. Useful storage can be found under the stairs, with an opening leading to the kitchen/dining room. Open plan and including an opening to the utility room, a contrasting u-shape arrangement of wall and base level units can be found to one side, including wood effect work surfaces and an inset sink and drainer unit. The gas hob and electric double oven are integrated, with space for a fridge freezer and dishwasher. Herringbone style tiled flooring runs through the kitchen and utility, where further storage and space for white goods can be found. A door leads to the integral garage, with the W.C adjacent - complete with a two piece suite and tiled splash backs. Upstairs, the three double bedrooms all lead off the landing - complete with fitted carpet and built-in wardrobes. The main bedroom enjoys an en suite shower room, with a rainfall shower, built-in storage and a heated towel rail. The family bathroom completes the property with a tiled bath area allowing for a second shower, built-in storage under the sink and a heated towel rail.

THE GREAT OUTDOORS

The south facing garden has been landscaped to introduce a mixture of textures including a central lawn, raised timber decking, area of bark with mature trees, and a patio which runs from the kitchen French



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doors. Enclosed with timber panelled fencing, a timber shed offers storage and an access gate can be found to the side. The integral garage includes a door to front, 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 7GR

What3Words : ///owned.waitress.cute

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.

Reduced bedroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
 1087.49 ft²
 101.03 m²

Reduced bedroom
 5.59 ft²
 0.52 m²

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