

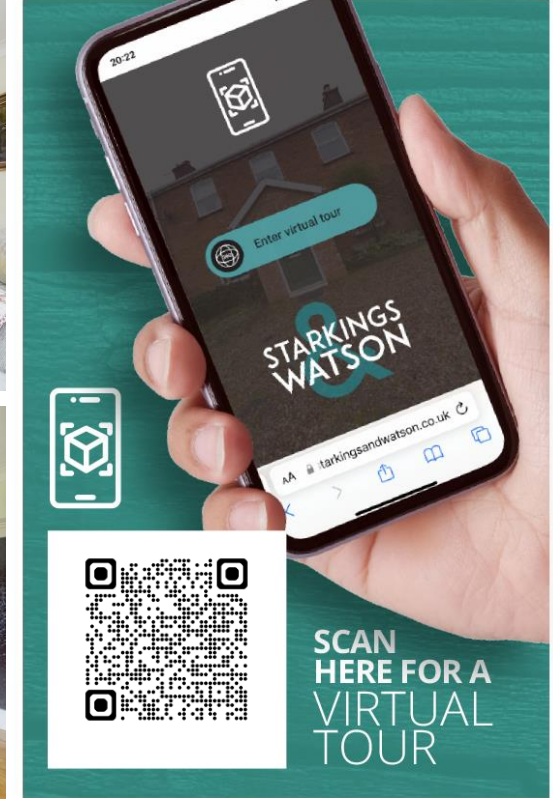
NORWICH ROAD

Poringland, Norwich NR14 7QX

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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**STARKINGS
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- No Chain!
- Prominent Position with Ample Parking
- Over 1860 Sq. ft (stms)
- Mainly Single Storey Living
- 23' Sitting Room with Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- Three Double Bedrooms
- W.C, Bathroom & En Suite Shower Room

IN SUMMARY

NO CHAIN. This SUBSTANTIAL DETACHED chalet style BUNGALOW offers over 1860 Sq. ft (stms) of accommodation, with 1700 Sq. ft (stms) being on the ground floor - IDEAL for those seeking SINGLE STOREY LIVING. Set back from the road with a LARGE FRONTAGE and DRIVEWAY, the property offers a FLEXIBLE LAYOUT with LARGE SPACIOUS ROOMS. Ideal for those who LOVE TO ENTERTAIN, 23' SITTING ROOM and further 12' dining room are OPEN PLAN to each other, with the KITCHEN/BREAKFAST ROOM leading off. The CONSERVATORY sun room extends the living space, with a USEFUL UTILITY ROOM created. The THREE DOUBLE BEDROOMS comprise one on the first floor, and TWO on the GROUND FLOOR, with the main bedroom including a SPACIOUS 11' EN SUITE shower room. To the rear of the property, a rear hall leads to a W.C, GARAGE and WORKSHOP. Outside, WRAP AROUND GARDENS lead to the side and rear, mainly laid to lawn and well stocked with mature plants and shrubs.

SETTING THE SCENE

The large brick weave driveway offers ample parking and turning space, with a shingled feature garden to front with attractive paving and planting creating a bespoke feature. Low level hedging encloses the front and side boundary, with gated access to the side for the garden.

THE GRAND TOUR

The uPVC double glazed entrance door leads into a long and welcoming hall entrance, with fitted carpet, stairs to the first floor landing, and doors leading off. To the right hand side the ground floor bedroom accommodation can be found, starting with the main double bedroom. A feature bow window faces to front, with fitted carpet, and a door to the en suite shower room - a spacious room with a white three piece suite, storage under the sink unit and mix of tiled and Aqua board splash backs. The second bedroom is adjacent, complete with fitted carpet, a range of built-in storage and a window to side. Tucked in the corner is the utility room, with a range of wall and base level storage units, space for laundry appliances, wall mounted gas fired central heating boiler and stable door to the rear garden. Back to the hall a door leads off to the family bathroom, finished with a white three piece suite, range of storage, heated towel rail and tiled splash backs. The main living space is vast, and mainly open plan in the setup. The sitting room enjoys a feature fire place with two windows to side and a bow window to front, with an opening to the dining room beyond. Extending the living space is the conservatory with wood effect



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flooring, windows to side and rear with French doors onto the patio. The kitchen also leads off, with potential to further open plan the space if desired. Extensive storage can be found at high and low level, with space for a breakfast table, tiled splash backs, integrated cooking appliances including a gas hob and electric double oven, along with space for general white goods. The rear lobby offers a useful secondary access from the front driveway, with a door to the integral garage, and door to the W.C with a two piece suite and tiled walls. Upstairs, the third bedroom can be found, with fitted carpet, window to rear and eaves storage access.

THE GREAT OUTDOORS

Wrap around lawn gardens can be found to rear, with a patio extending from the conservatory French doors. Enclosed with low level hedging, planted borders and a range of fencing. A timber shed offers storage, with access to the garage and workshop. The garage offers excellent storage with an electric up and over 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 other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7QX

What3Words : ///pink.pelt.timeless

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 headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area¹
 1860.34 ft²
 172.83 m²

Reduced headroom
 27.05 ft²
 2.51 m²

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