

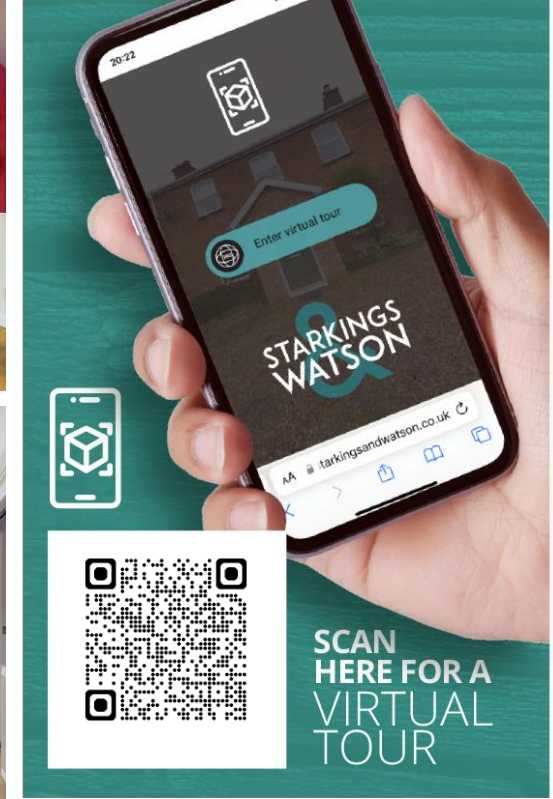
HOWE LANE

Poringland, Norwich NR14 7LQ

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Extended & Modernised Family Home
- Stunning Open Plan Living
- Three Sets of Bi-Folding Doors to Rear
- Re-fitted Kitchen with Island
- Luxury Family Bathroom
- Four Bedrooms with Open Plan En Suite
- Ample Parking to Front
- Large Gardens with Outbuildings

IN SUMMARY

With UNRIVALED OPEN PLAN LIVING, this EXTENDED and MODERNISED family home offers over 1550 Sq. ft (stms) of accommodation. With STUNNING OPEN PLAN LIVING SPACES, the property is VERSATILE in how the space is used, with THREE SETS of BI-FOLDING DOORS opening to the REAR GARDEN. With a NEWLY FITTED KITCHEN and ISLAND, luxury family bathroom, W.C and UTILITY ROOM, all leading off the main living space, the property is IDEAL for a LARGE FAMILY or those who LIKE TO ENTERTAIN. With uPVC double glazing and a 2024 installed gas fired CENTRAL HEATING BOILER, the upstairs includes FOUR BEDROOMS, with the main bedroom including an OPEN EN SUITE BATHROOM within the room. With AMPLE PARKING to front, the overall plot extends to 0.17 ACRES (stms), including a LARGE GARDEN with split level seating, VARIOUS OUTBUILDINGS, a central lawn and feature POND.

SETTING THE SCENE

Set back from the road, mature hedging screens the frontage which includes an area of hard standing for

parking, low maintenance shingled frontage and gated access to the side of the property.

THE GRAND TOUR

You step into a welcoming hall entrance, complete with a window to side and wood effect flooring under foot. Wood panelling runs around the lower level of the walls, and up the stairs which lead up in front of you. Access leads to the bathroom, W.C and kitchen, with a door into the main living space. Fully open plan, the main living space comprises of three rooms - ideal as a family room, dining room and formal sitting room. With two feature fire places, wood panelling, a stunning wood block floor and full width bi-folding doors onto the garden, this light and bright space is ideal for family living and entertaining. Complete with smooth plastered ceiling and recessed spotlights, a door leads off to the kitchen. Newly fitted and centred on the breakfast bar with storage below, solid wood work surfaces create a beautiful finish, with a pantry style cupboard to one corner, space for a Range style cooker, and room for a fridge freezer and dishwasher. A KindWater Water Softener was fitted in 2024 and a "Sinkerator" Waste Disposal Unit fitted in the kitchen sink. With bi-folding doors to the garden, the utility room is open plan, also with bi-folding doors, along with further storage and space for a washing machine. Back into the hall, the W.C leads off, with a contemporary wood panelled finish, modern two piece suite and storage below. The luxury family bathroom completes the downstairs, with a four piece suite including a 'Jacuzzi' style bath, marble topped sink area, rainfall shower, and



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



tankless electric automatic flushing W.C - all finished with tiled splash backs, wood panelling and a period style towel radiator. Upstairs, the four bedrooms lead off the landing, all with a different style. The main bedroom is a real surprise, with dual aspect windows, and an open plan finish to an en suite which incorporates a recessed W.C and hand wash basin within a vanity unit, along with a free standing double ended bath.

THE GREAT OUTDOORS

The outside space extends the entertaining area, with a large patio and central fish pond. The patio sweeps across the rear of the property, with the lawned garden opening up with enclosed boundaries to each side. A large workshop and shed offer storage, with various raised beds, and a further seating area at the far end of the garden which is raised and laid to shingle and patio.

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 7LQ

What3Words : ///primary.basically.cups

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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

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
 1559.15 ft²
 144.85 m²

STARKINGS WATSON
 HYBRID ESTATE AGENTS

