

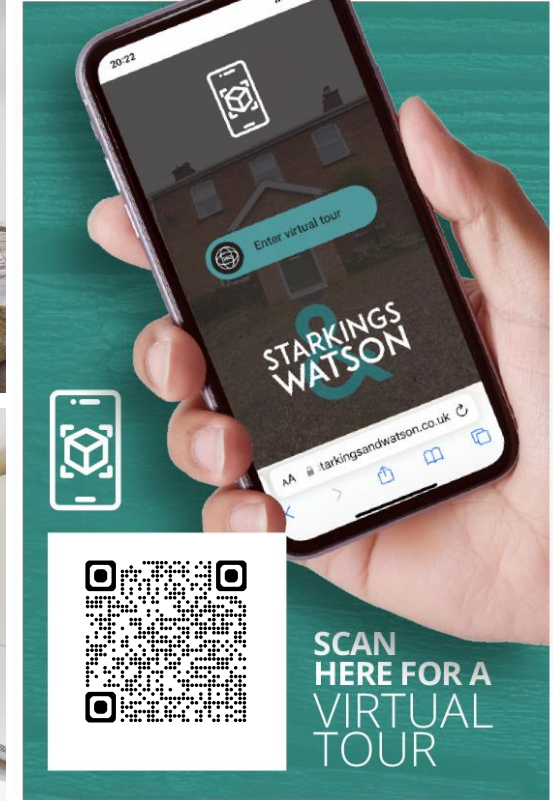
DAVY GROVE

Poringland, Norwich NR14 7UZ

Freehold | Energy Efficiency Rating : B

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STARKINGS
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- Substantial Detached Home
- Well Stocked Rear Lawned Garden
- Double Driveway & Garage
- Hall Entrance with W.C & Study
- Two Reception Rooms
- Kitchen/Dining Room with Island
- Four Double Bedrooms
- En Suite with Bath & Family Bathroom

IN SUMMARY

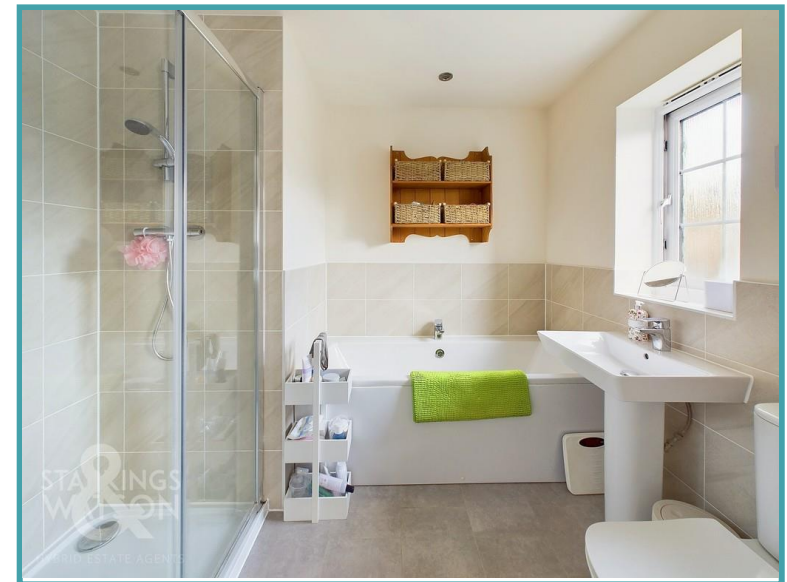
This SUBSTANTIAL 1542 Sq.ft (stms) DETACHED FAMILY HOME enjoys a POPULAR LOCATION with EXTENSIVE PARKING, double garage and wonderfully LANDSCAPED GARDENS. With a VERSATILE LAYOUT and a LIGHT and BRIGHT FEEL, the property is centred around spacious rooms and family living. The WELCOMING HALL includes storage and a W.C, with a 16' SITTING ROOM complete with window shutters, dining room, 19' KITCHEN/breakfast room with a CENTRAL ISLAND, utility room and STUDY to the ground floor. Upstairs, FOUR BEDROOMS lead off the galleried landing, including an EN SUITE to the main bedroom and further family bathroom - both including a BATH and a DOUBLE SHOWER. The GARDENS have been designed to include a central patio and WELL STOCKED BORDERS, along with a rear access to the DOUBLE GARAGE.

SETTING THE SCENE

Fronting Davy Grove, well stocked and planted flower beds make for an attractive frontage, with the double driveway leading to the detached double garage to the left hand side, where gated access also leads to the rear garden.

THE GRAND TOUR

Stepping inside, the hall entrance offers low maintenance tiled flooring with stairs rising to the first floor landing and a useful built-in under-stairs storage cupboard. Doors lead off to the main living space which starts with the sitting room, sitting to the front of the property with fitted carpet underfoot, integrated window shutters to the two front facing windows and a door which leads to the rear dining room - with French doors offering views across the rear garden. This versatile room was designed as a formal dining space but also doubles as a useful study or snug room if required. The adjacent kitchen/dining room offers ample space for a family sized dining table whilst being centred on a feature island with a vast array of built-in storage cupboards and integrated cooking appliances including a gas hob with extractor fan above and built-in eye level electric double oven. Further appliances include an integrated fridge freezer and dishwasher whilst tile flooring runs underfoot with French doors to the rear garden, and a further door to the adjacent hall entrance. The utility room leads off the kitchen, matching range of wall and base level units with space for laundry appliances, door to the side driveway and a cupboard housing the wall mounted gas fired central heating boiler. Back into the hall entrance, a useful ground floor W.C can be found with tiled splash backs along with a formal study which is finished with tiled flooring and a window to front. Heading upstairs, the galleried landing offers fitted carpet underfoot, solid wood handrails and white painted balustrades to the stairs. A built-in double airing cupboard offers storage with doors leading to the four bedrooms. The main bedroom sits to the far right hand side of the property with a full width range of built-in wardrobes - creating four double wardrobes, and a



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door to the adjacent en suite bathroom which offers a white four piece suite including a separate double shower cubicle, heated towel rail and tiled splash backs. The second bedroom sits to the front of the property with fitted carpet underfoot, with the third and fourth bedrooms also being carpeted with space for freestanding or built-in wardrobes to be created. The family bathroom also includes a double shower cubicle with tiled splash backs along with the heated towel rail and tiled flooring to the rear.

THE GREAT OUTDOORS

The garden has been pleasantly landscaped to make use of the space on offer including a central circular patio seating area with areas of grass and mature planted shrub borders to all sides. A useful storage area can be found to the side of the property, ideal for bins with an outside tap. The garage itself offers twin up over doors to the front, door to rear 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

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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

Potential purchasers should be aware that a yearly estate charge is applicable.

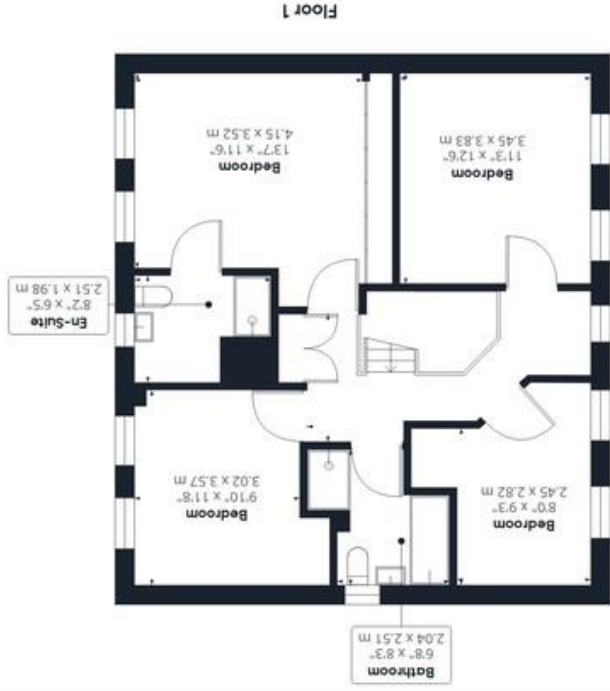
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Price:



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GIRAFFE 360

standard.
Calculations are based on RICS IPMS 3C
plan is for illustrative purposes only.
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ensure accuracy, all measurements are
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(1) Excluding balconies and terraces

Approximate total area^m
1542.9 ft²
143.34 m²