



Stoke Road, Poringland - NR14 7JL

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Stoke Road

Poringland, Norwich

NO CHAIN. Requiring UPDATING and MODERNISATION, this DETACHED BUNGALOW enjoys a 0.28 ACRE PLOT (stms), with HUGE POTENTIAL to EXTEND and REMODEL (stp). With over 740 sq. ft (stms) of accommodation, the bungalow includes a PORCH and HALL ENTRANCE, with a 13' BAY FRONTED SITTING ROOM, kitchen and WALK-IN PANTRY, 10' BAY FRONTED DINING/BEDROOM, two further bedrooms and WET ROOM. The GARDENS are the REAL FEATURE given the size and mature planting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



- No Chain!
- Detached Bungalow
- Potential to Update & Extend (stp)
- Front Facing Sitting Room
- Kitchen with Pantry
- Three Bedrooms
- Approx. 0.28 Acre Plot (stms)
- Private Lawned Gardens

Poringland 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 for a drink on a summers evening, or around the fire in the winter!

SETTING THE SCENE

Approaching the property via the double wrought iron gates, a shingle driveway offers tandem parking and access to the main shingled front garden and paved entrance to the front door. The garden is fully enclosed with mature hedging to the front and sides, whilst an open access leads to the rear garden.

THE GRAND TOUR

The porch entrance offers an ideal meet and greet space with a further door taking you to the hall entrance, with built in storage and the loft access hatch above. Immediately to your left is one of three bedrooms, with this bay fronted room being versatile in its use, either a double bedroom or dining room if required. Next door, the smallest of the bedrooms can be found with a window facing to front, and beyond this is the main sitting room with dual aspect windows including a bay window to front and feature fireplace. The last of the bedrooms sits to the rear with a range of built-in wardrobes and a view



across the garden through the rear facing uPVC double glazed window. Complementing the three bedrooms is the walk-in wet room with tiled splash-backs and non-slip vinyl flooring with useful storage under the sink. Completing the property is the kitchen with an L-shape arrangement of wall and base level units including a breakfast bar, space for general appliances, door to the garden and walk-in pantry with built-in storage shelving and the electric fuse box.

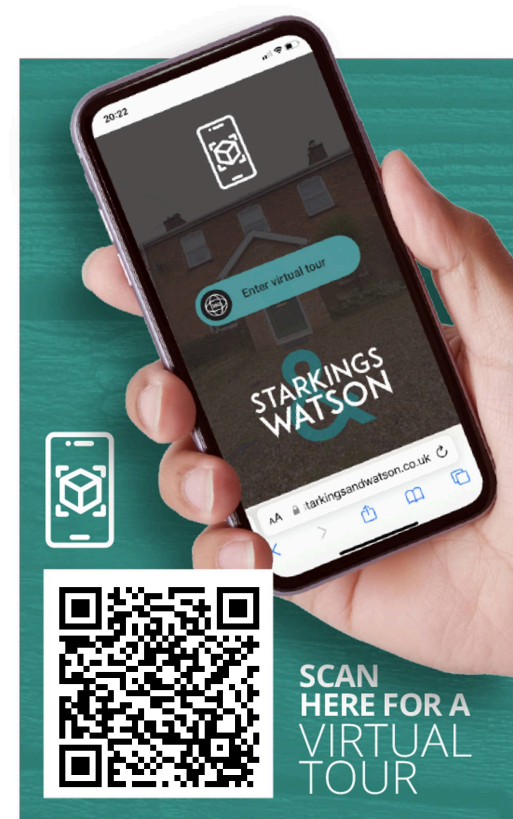
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VIRTUAL TOUR

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



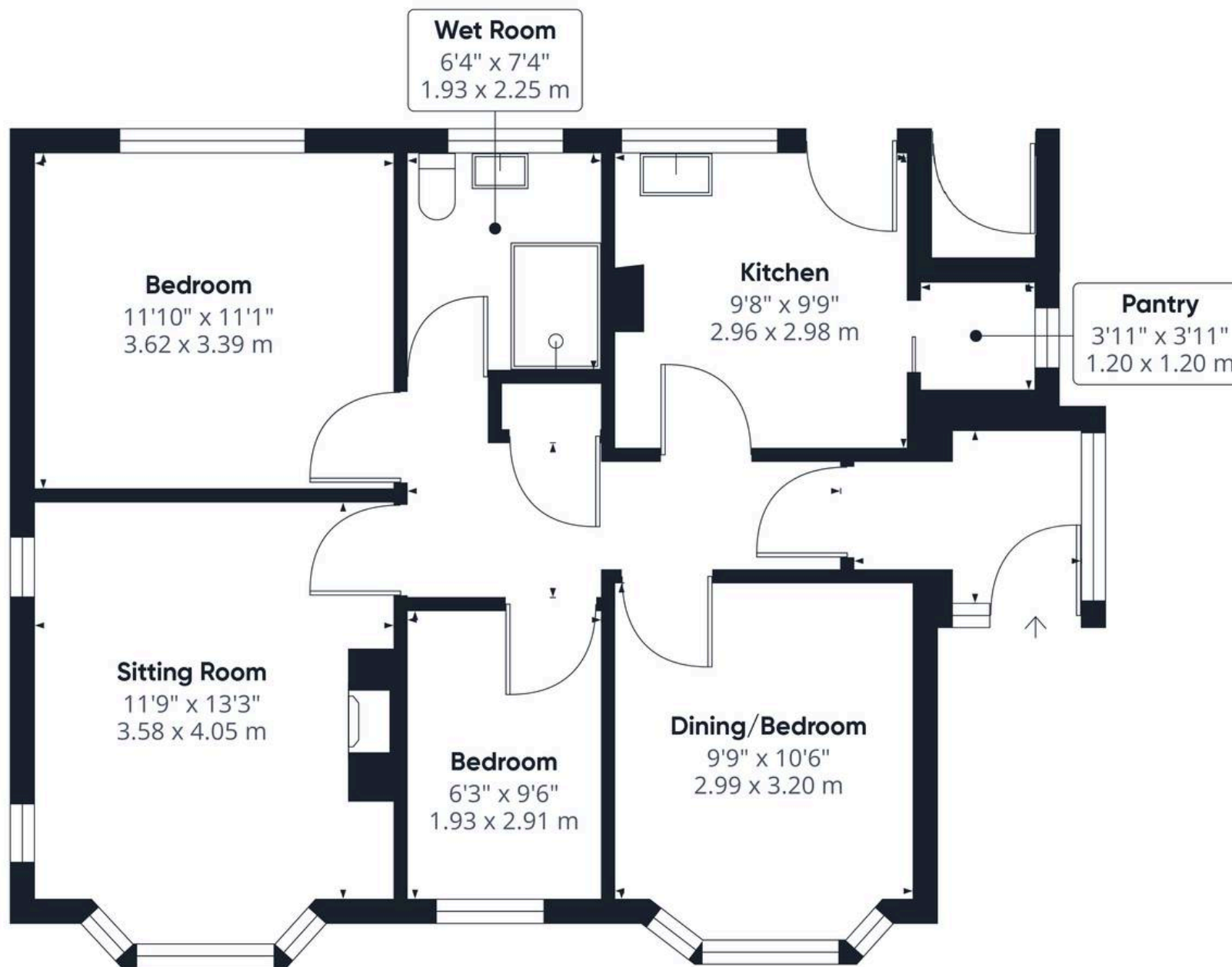




THE GREAT OUTDOORS

The rear garden is split into two key sections, first of all starting with a lawned expanse and covered patio area which extends from the kitchen door. A built-in boiler cupboard can be found to one corner along with two timber built storage sheds. An archway opens up to the main lawned garden beyond, complete with a full range of mature planting, shrubbery and hedging, all requiring taming to make use of this large open space.





Approximate total area⁽¹⁾

743.03 ft²

69.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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