

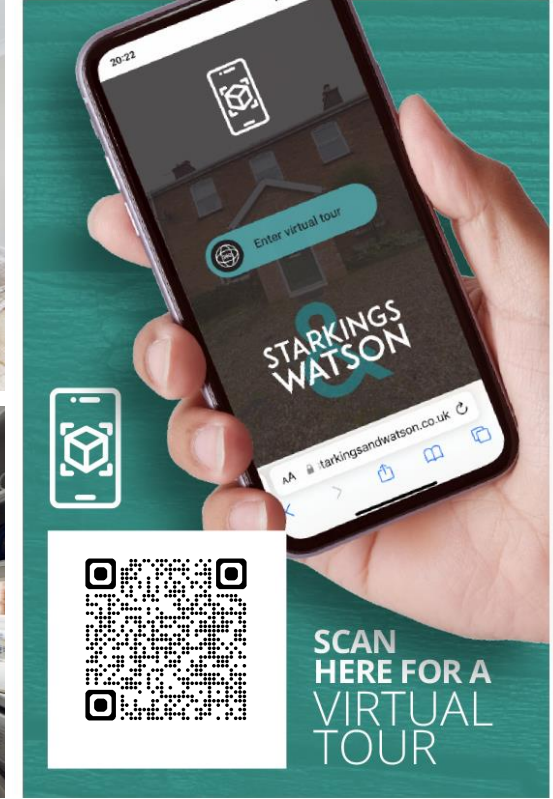
THE STREET

# Poringland, Norwich NR14 7RE

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Unique Detached Bungalow
- Recently Modernised
- Approx. 1/4 Acre Plot (stms)
- Hall Entrance with Storage
- Newly Fitted Kitchen
- Two Reception Rooms & Conservatory
- Two Double Bedrooms
- New Shower Room & Cloakroom

#### SETTING THE SCENE

NO CHAIN. This UNIQUE DETACHED BUNGALOW has recently been REFURBISHED and MODERNISED, enhancing its BRIGHT and WELCOMING FEEL. Occupying a PLOT of approximately 0.25 ACES (stms), the property is SET BACK FROM THE ROAD, with a garage, SOUTH FACING courtyard garden and MAIN LAWNED GARDEN. Huge potential exists for those seeking FLEXIBLE PARKING, and opportunities to EXTEND (stp). Once inside, the hall entrance offers STORAGE, with NEWLY FITTED INTERNAL DOORS leading to the 17' sitting room with OPEN FIRE, conservatory with a NEW WARM ROOF, dining room, NEWLY FITTED KITCHEN with NEFF APPLIANCES, inner hall with FURTHER STORAGE, cloakroom, TWO DOUBLE BEDROOMS and NEWLY FITTED SHOWER ROOM with attractive AQUA BOARD SPLASH BACKS. The COURTYARD leads from the inner hall, and OFFERS SCOPE to FURTHER DEVELOP, or use the SOUTH FACING PRIVATE ASPECT. The garage adjoins the courtyard, with a new ELECTRIC ROLLER DOOR.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR14 7RE), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332

signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first and second roundabouts continue straight over, where the property can be found on your left hand side, indicated by our for sale board.

The property is approached via a substantial shingled driveway, with adjacent lawned gardens and ample space for parking and turning. Access leads to the main property and adjoining garage, with gated access leading to the rear garden.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to front, built-in double cloaks storage cupboard, built-in storage cupboard, thermostat heating control, loft access hatch, doors to:

#### SITTING ROOM

17' 10" x 13' 8" (5.44m x 4.17m) Feature open fire place set within decorative surround and hearth, fitted carpet, radiator x2, uPVC double glazed window to front, television and telephone points, uPVC double glazed sliding patio doors to:

#### CONSERVATORY

12' 9" x 9' 8" (3.91m x 2.95m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, new warm roof with insulation, uPVC double glazed sliding patio doors to rear garden, tiled effect flooring.

#### DINING ROOM

13' 10" x 9' 8" (4.22m x 2.95m) Tiled effect flooring, radiator, uPVC double glazed window to front, coved ceiling.

#### KITCHEN/BREAKFAST ROOM

11' 6" x 9' 8" (3.53m x 2.97m) Newly fitted modern range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset 'Neff' electric ceramic hob and built-in 'Neff' electric oven with extractor fan above, continued tiled effect flooring, integrated fridge freezer, space for washing machine and dishwasher, built-in plate rack, uPVC double glazed windows to front and side, radiator, space for dining table, built-in airing cupboard housing hot water tank, coved ceiling, door to:



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



**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](http://starkingsandwatson.co.uk)

#### INNER HALL

Tiled effect flooring, cupboard housing floor standing gas fired central heating boiler, built-in storage cupboard, uPVC double glazed door to courtyard, door to:

#### CLOAKROOM

Modern white two piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, wood effect flooring, radiator, uPVC obscure double glazed window to side.

#### SHOWER ROOM

Newly fitted modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin with storage cupboard under, built-in double shower cubicle with thermostatically controlled shower and Aqua board splash backs, tiled splash backs, wood effect flooring, heated towel rail uPVC double glazed window to side, coved ceiling.

#### DOUBLE BEDROOM

12' 11" x 10' 9" (3.96m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### DOUBLE BEDROOM

11' 8" x 10' 9" (3.58m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobes, coved ceiling.

#### OUTSIDE REAR

Leaving the property via the conservatory patio doors, a substantial lawned garden can be found which offers a non-overlooked aspect. The garden at present offers mature hedging to the side and rear boundaries, with gated access leading to the front driveway and an outside water supply. The garden boasts a bright and sunny aspect with a patio area.

#### COURTYARD

Located between the main property and the garage a courtyard garden can be found which is fully enclosed with gated access to the driveway. Partly covered the courtyard offers shelter from the sun due to its south facing aspect.

#### GARAGE

5.56m x 2.82m Electric roller door to front, window to side, door to courtyard, power and lighting.

**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 (1)  
1250.67 ft<sup>2</sup>  
116.19 m<sup>2</sup>

