



Bramble Way, Poringland - NR14 7RT

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## Bramble Way Poringland, Norwich

Occupying a TUCKED AWAY 0.21 ACRE PLOT (stms) in a quiet CUL-DE-SAC setting, this substantial and EXTENDED detached home enjoys WRAP AROUND south facing gardens, along with an OAK FRAMED COVERED SEATING AREA, creating a truly open plan living/garden space. Whether you want to COSY UP around the WOOD BURNER in the sitting room, or enjoy the 23' family/dining room, LARGE WINDOWS and multiple aspects to the living spaces ensures a LIGHT and BRIGHT INTERIOR. The porch and hall entrance include a W.C and STUDY, with the KITCHEN and UTILITY ROOM sitting to the rear, with space for a RANGE STYLE COOKER. Upstairs, FOUR BEDROOMS lead off the landing, with BUILT-IN WARDROBES to two of the bedrooms, an EN SUITE shower room and FAMILY BATHROOM. The WRAP AROUND GARDENS are mainly laid to lawn, with multiple patios, and an integral GARAGE.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Detached Extended Family Home

- 0.21 Acre Plot (stms)
- Over 1840 Sq. ft (stms)
- Sought After Cul-De-Sac Location
- Sitting Room with Multi-Fuel Burner
- Dining/Family Room with Outside Seating
- Ground Floor Study & W.C



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.

#### SETTING THE SCENE

Tucked away in a cul-de-sac setting with a sweeping shingle driveway offering ample off road parking and turning space, a lawned garden can be found to front, with access leading to the main entrance door. An area of block paving has been installed to create a flat hard standing entrance, with access leading to the integral garage with an electric car charger attached. Further gated access leads to the gardens.

#### THE GRAND TOUR

A spacious porch entrance greets you with space for coats and shoes, whilst a door takes you into the main hall entrance with wood effect flooring underfoot and stairs rising to the first floor. A useful cupboard can be found built-in, providing further storage with a door taking you into the ground floor WC with tiled splash backs and a white two piece suite. The ground floor accommodation includes a calming study space with rear garden views and wood effect flooring underfoot, and the main living area which comprises two reception spaces with an opening between the two. The first of the living spaces is the main sitting room with a feature fireplace set within a tiled surround and hearth, with wood effect flooring underfoot and ample space for soft furnishings. The opening takes you into a further reception area which is currently laid out as a family room and dining space, with windows facing three aspects and sliding patio doors onto the covered seating area outside.







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The kitchen leads off with a range of solid wood wall and base level units, with a u-shaped arrangement of work surfaces, and space for a Rangemaster style electric cooker with extractor fan over, with tile splash-backs and flooring installed. There is space for general white goods including a dishwasher whilst the adjacent utility room which is also open plan offers space for a fridge freezer and washing machine. A door leads from the utility to the rear garden, whilst a wall mounted gas fired central heating boiler can also be found along a built-in storage cupboard. Heading upstairs, the carpeted landing offers a further study area with a window to front offering tree lined views, built-in storage cupboard and loft access hatch. Doors lead off to the four bedrooms, with three of them including built-in wardrobes. The main bedroom offers attractive tree lined views with space for freestanding wardrobes or potential to build wardrobes in if required - whilst also enjoying an en suite shower room with a white three piece suite including a walk in shower, tiled splash-backs and heated towel rail. Completing the property is the family bathroom which offers a further white three piece suite with a tiled shower over the bath and built-in airing cupboard.

FIND US

Postcode : NR14 7RT

What3Words : ///impressed.defend.later

VIRTUAL TOUR

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

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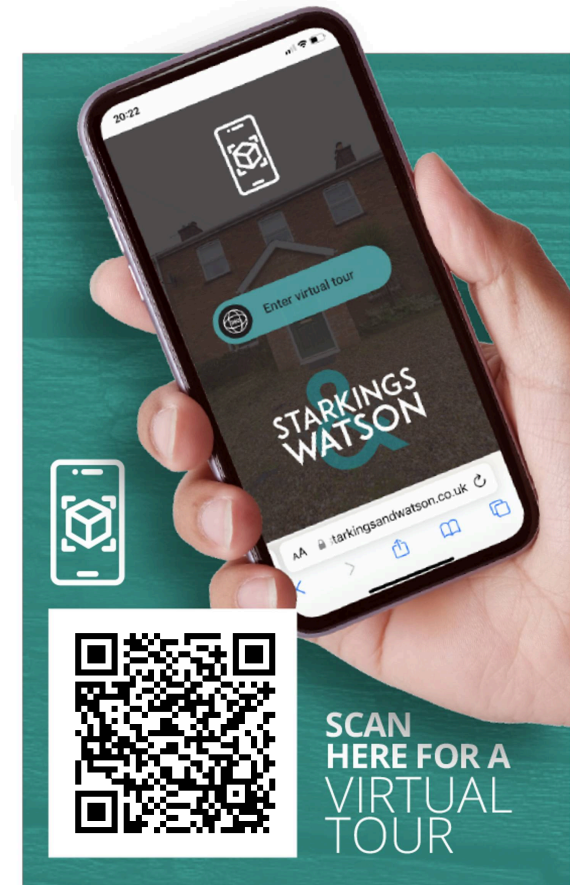




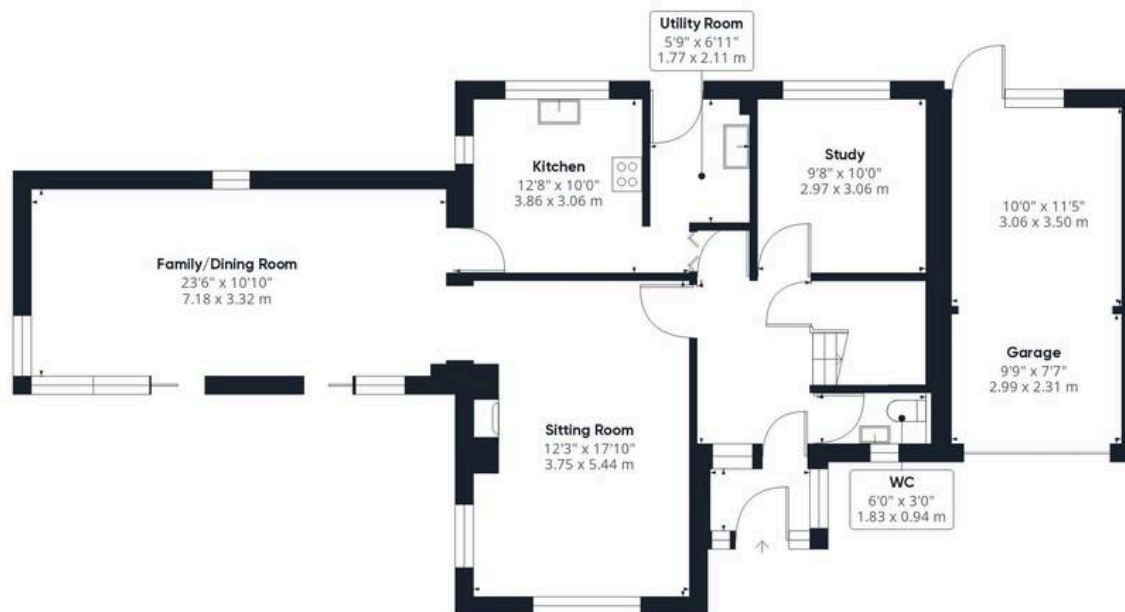


## THE GREAT OUTDOORS

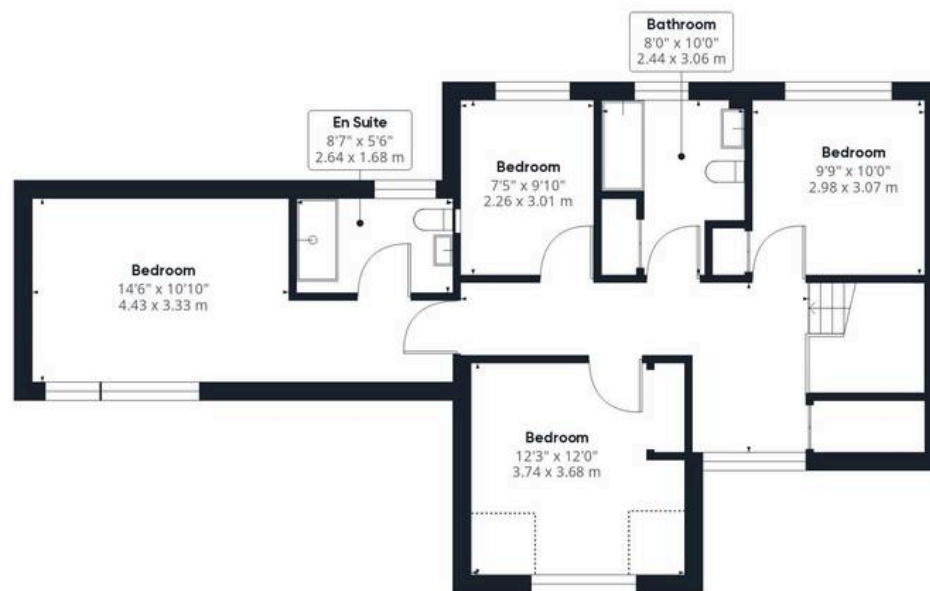
To the outside the gardens wrap around the front, side and rear of the property, whilst being fully enclosed and enjoying a private and secluded south facing setting. A large covered seating area has been created from the family/dining room with an attractive solid oak construction, including velux windows above and patio underfoot. The gardens continue with lawn to front, side and rear, with a variety of mature hedging and shrubbery all enclosed within timber fenced and brick built boundaries. To the rear of the property, a substantial hard standing seating area can be found with a timber built log cabin and access leading to the integral garage. The garage itself is split into two sections via a partition wall which could be removed, with a door to rear, up and over door to front, power and lighting.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1841.61 ft<sup>2</sup>  
171.09 m<sup>2</sup>

**Reduced headroom**

246.28 ft<sup>2</sup>  
2.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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**





## Starkings & Watson Hybrid Estate Agents

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