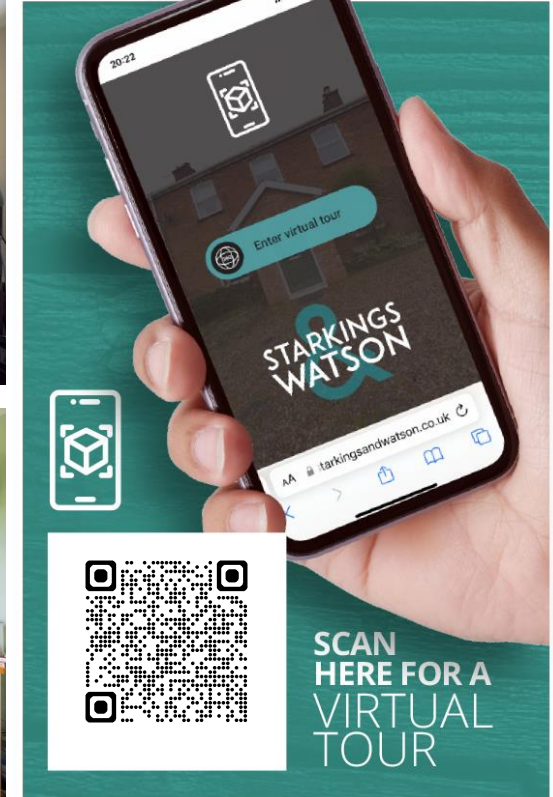


FRAMINGHAM CRESCENT Poringland, Norwich NR14 7TT

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Motivated Vendor!
- Modern Semi-Detached Home
- Hall Entrance with W.C
- Bay Fronted Sitting Room
- Open Plan Kitchen/Dining Room with Appliances
- Three Bedrooms
- En Suite & Family Bathroom
- Lawned Garden with Patio & Garage Access

IN SUMMARY

MOTIVATED VENDOR. This MODERN semi-detached home offers a WELL KEPT INTERIOR, private GARDENS with an OPEN REAR ASPECT and parking on the adjacent driveway with a SEPARATE GARAGE. Over 980 Sq. ft (stms) of accommodation can be found inside, starting with a HALL ENTRANCE and W.C, leading to the 14' BAY FRONTED SITTING ROOM including useful STORAGE. The INNER HALL leads to the first floor and 15' KITCHEN/DINING ROOM - complete with various INTEGRATED APPLIANCES and FRENCH DOORS to the garden. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom with EN SUITE SHOWER ROOM, and further family bathroom. The REAR GARDEN is fully enclosed with a CENTRAL LAWN and patio seating area.

SETTING THE SCENE

Set back from the road with a lawned front garden and hard standing footpath leading to main entrance door, the adjacent hard standing driveway offers tandem parking and access to the adjoining garage.

THE GRAND TOUR

Stepping inside, a hall entrance with wood effect flooring can be found, with a door leading to the main living space and a further door to the ground floor W.C - with a white two piece suite and tiled splash-backs. The main sitting room is a fantastic size with a bay fronted window, fitted carpet underfoot and a large built-in under-stairs storage cupboard. A further door leads to the inner hallway where the stairs rise to the first landing and a door takes you into the kitchen/dining room. With a u-shape arrangement of wall and base level units, the kitchen area includes an inset electric ceramic hob and built-in electric oven with an integrated fridge freezer and dishwasher, along with space for a washing machine. Wood effect flooring runs underfoot with ample space for a dining table, the gas fired central heating boiler is concealed within a cupboard, whilst a uPVC double glazed window and French doors lead out into the rear garden. Heading upstairs, the carpeted landing offers a built-in airing cupboard and loft access hatch above, with doors leading to the three bedrooms. The main bedroom can be found to the rear with a built-in wardrobe complete with sliding mirrored doors, and twin uPVC double glazed windows to rear offering views over the garden. An adjacent en-suite shower room is completed with a walk-in double shower cubicle, tiled splash-backs and a heated towel rail. The family bathroom serves the two further bedrooms, with a heated towel rail and tiled splash packs running around the bath. The two further bedrooms enjoy front facing views and fitted carpet underfoot.



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THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn and benefiting from a patio seating area which leads from the kitchen French doors. Planted borders can be found along the rear boundary, with a useful access door to the garage. The garage offers an up and over door to front, storage above, 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

Postcode : NR14 7TT

What3Words : ////motoring.sponsors.save

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge for the maintenance of communal green space is charged at £250 PA.

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:



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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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

Approximate total area^m
981.68 ft²
91.2 m²

