

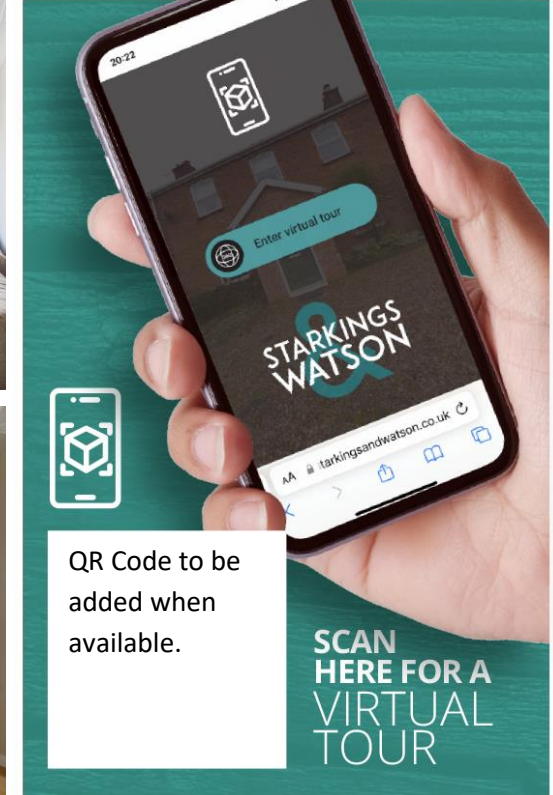
ALL SAINTS ROAD

**Poringland, Norwich NR14 7TA**

Freehold | Energy Efficiency Rating : D

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**FOR SALE**  
**PROPERTY**



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**STARKINGS & WATSON**



- No Chain!
- Updated & Modernised Interior
- Hall Entrance with Spacious Sitting Room
- Newly Fitted Open Plan Kitchen/Dining Room
- Useful Utility Room & Integral Garage
- Four Bedrooms
- Re-fitted Fully Tiled Bathroom
- Landscaped Garden with Patio & Central Lawn

### IN SUMMARY

NO CHAIN. With an UPDATED and MODERNISED INTERIOR, this detached FAMILY HOME enjoys a TUCKED AWAY SETTING with enclosed gardens and an OPEN PLAN KITCHEN/DINING SPACE. Various UPGRADES have been completed, including newly fitted WINDOWS to the front, RE-FITTED KITCHEN and BATHROOM. With over 1370 Sq. ft (stms) of accommodation, the hall entrance offers access to the stairs, with DOUBLE DOORS to the sitting room - flooded with NATURAL LIGHT from the two front facing windows. The KITCHEN includes FRENCH DOORS to the garden and a BREAKFAST BAR, whilst the adjacent UTILITY ROOM includes further storage and a W.C. Upstairs, FOUR BEDROOMS lead off the landing, along with the re-fitted and FULLY TILED BATHROOM. The INTEGRAL GARAGE offers further potential with an electric roller door to front. The GARDEN is landscaped to include a full width PATIO and central lawned area.

### SETTING THE SCENE

With a lawn frontage and shingle driveway, side by

side parking can be found to the front of the property, with access leading to the integral garage and main entrance door. A useful brick built storage shed can be found within the porch.

### THE GRAND TOUR

The carpeted hall entrance offers a barrier mat underfoot as you enter, with stairs to the side leading to the first floor landing, and a door taking you into the kitchen. Double doors open up to the adjacent sitting room creating a grand entrance, with a uPVC window and further full height window to front which floods the room with natural light. Useful storage can be found under the stairs, with borrowed light through to the landing area. The kitchen has been opened up to create an open plan expanse, including a newly fitted kitchen and attractive wood panelling, all centred on the rear of the property and the garden beyond. The kitchen offers fantastic storage along with integral appliances including an electric oven and ceramic hob with extractor fan over, and an integrated dishwasher, while space is provided for a fridge freezer. Wood effect tiled flooring runs underfoot for ease of maintenance, with a further built-in storage cupboard under the stairs and a breakfast bar integrated into the u-shaped work surface. French doors lead to the rear garden and a further door leads to the adjacent utility room offering solid wood work surfaces and further storage, with space for laundry appliances, the wall mounted gas fired central heating boiler and a further door to the rear garden. Also leading off is a ground floor W.C with a modernised white suite with



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attractive tile splashbacks and a window to rear. Heading upstairs, the four bedrooms lead off the landing, all of which are finished with fitted carpet and uPVC double glazing, including the two larger double bedrooms which also include built in storage over the stairs. Completing the property is the re-fitted family bathroom which now incorporates a separate shower cubicle with a large thermostatically controlled rainfall shower, attractive two tone tiled splash backs and heated towel rail.

### THE GREAT OUTDOORS

The rear garden offers a newly landscaped look with the sweeping patio running across the width of the property and raised beds to the right hand boundary, whilst the garden remains fully enclosed with timber panel fencing. A large central lawn can be found in the middle of the garden with gated access leading to the front of the property, and the integral garage where an electric roll door can be found to front, with 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 7TA

What3Words : ///assure.towel.gobbling

### VIRTUAL TOUR

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

**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  
 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

Reduced headroom  
 Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>18</sup>  
 1371.44 ft<sup>2</sup>  
 127.41 m<sup>2</sup>  
 Reduced headroom  
 15.13 ft<sup>2</sup>  
 1.41 m<sup>2</sup>

