



The Street, Poringland - NR14 7RE

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## The Street

Poringland, Norwich

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.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- 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

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.

#### SETTING THE SCENE

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:

#### 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.

#### FIND US

Postcode : NR14 7RE

What3Words : ///footballers.flasks.accordion

#### VIRTUAL TOUR

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





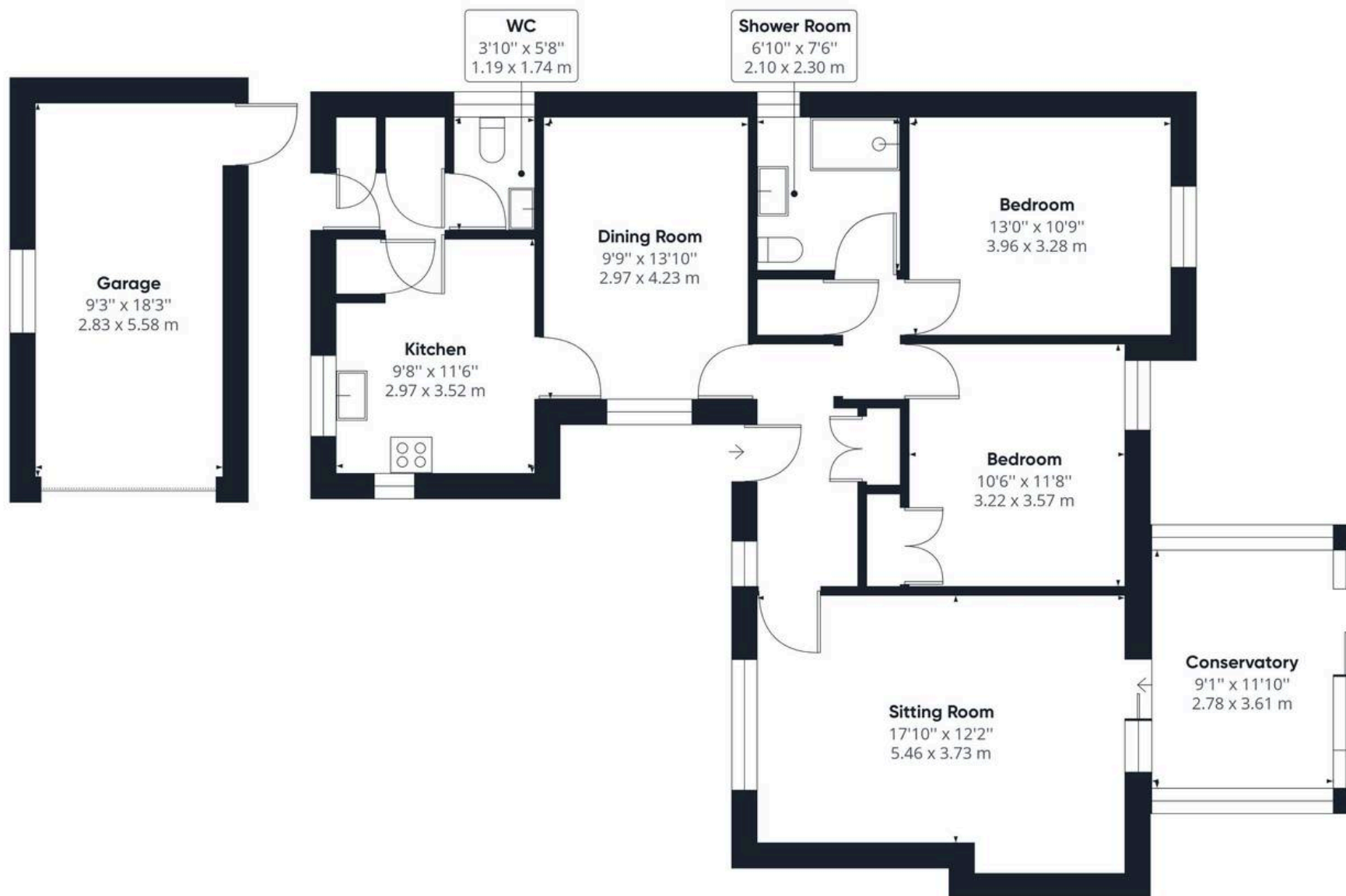


### THE GREAT OUTDOORS

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.

**THE 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.





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

1250.67 ft<sup>2</sup>

116.19 m<sup>2</sup>

(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.

GIRAFFE360



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