



Briggs Drive, Poringland - NR14 7UT

STARKINGS  
&  
WATSON

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Briggs Drive

Poringland, Norwich

This IMMACULATE 2020 built detached family home enjoys a CORNER PLOT and the SOUTH SUN within the WALLED rear GARDEN. Having been well maintained and PERSONALISED to include an attractive decor, the property extends to over 1500 Sq. ft (stms) including an adjoining garage, driveway with EV Car Charger. The accommodation includes a WELCOMING HALL ENTRANCE with built-in storage and a W.C. The main SITTING ROOM extends to 20' with a BAY WINDOW to side and DUAL ASPECT VIEWS, whilst the 20' KITCHEN/DINING ROOM is designed to be the hub of the home, with a WALK-IN GLAZED BAY to the side, allowing for soft furnishings and a dining table. The KITCHEN offers EXTENSIVE STORAGE and integrated appliances, with a door to the UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE to the main bedroom, and a further family bathroom adjacent.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Substantial Detached Family Home
- Corner Plot with Tandem Driveway, Garage & EV Charger
- Walled Private Gardens
- Kitchen/Dining Room with Island
- Separate Utility Room
- Dual Aspect Sitting Room
- Four Bedrooms
- W.C, En Suite & Family Bathroom

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

Occupying a corner plot, lawned gardens can be found to the front with the parking located to the rear, offering tandem parking with an electric car charger and access to the adjoining single garage.

#### THE GRAND TOUR

Heading inside, the hall entrance offers a herringbone style wood effect flooring creating a feature as you enter, with stairs rising to the first floor landing, and a built in storage cupboard to your right hand side.



The main living space offers dual aspect views via three windows whilst feature wood panelling creates a warm and cosy feel to this beautifully sized room. A useful ground floor W.C sits off the hall, with a white two piece suite along with herringbone style flooring running underfoot. The open plan kitchen/dining room offers a light and bright space with a window to front and walk-in bay style window with French doors leading to the rear garden - which is ideal for a large dining table with herringbone style flooring underfoot. The kitchen offers an extensive range of wall and base level units, with a breakfast bar integrated within the work surface along with integrated cooking appliances including a gas hob and eye level electric double oven, and further built-in appliances including a fridge/freezer and dishwasher. Completing the ground floor is the useful utility room with space for laundry appliances and the wall mounted gas fire central heating boiler, with the further built-in cupboard under the stairs and a door taking you to the driveway.

Upstairs, the contrasting painted and exposed wood staircase creates a feature to the room with a built-in storage cupboard and loft access hatch, with doors taking you to the four bedrooms - three of which are fantastic double sizes with the smaller bedroom including a built-in cupboard. The main bedroom offers dual aspect views to front and side, along with a private en suite shower room with half tiled walls and a fully tiled shower enclosure. The family bathroom completes the property with a further three piece suite including tiled splash-backs and a heated towel rail.

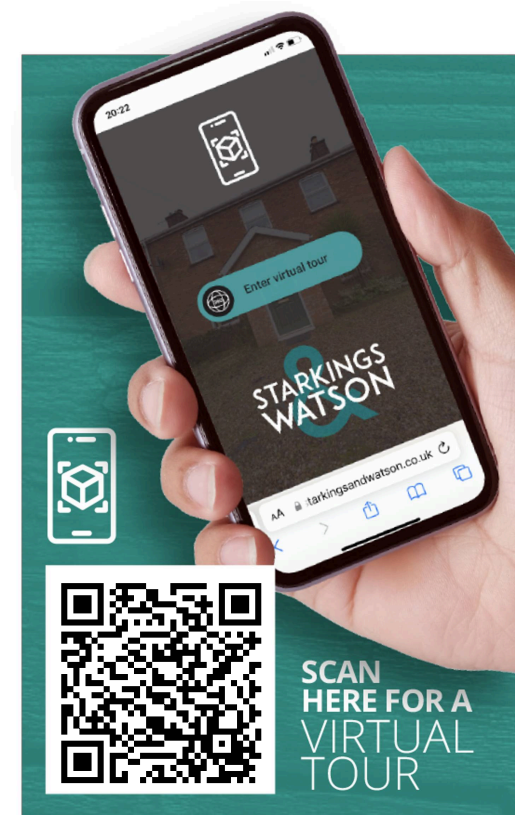
#### FIND US

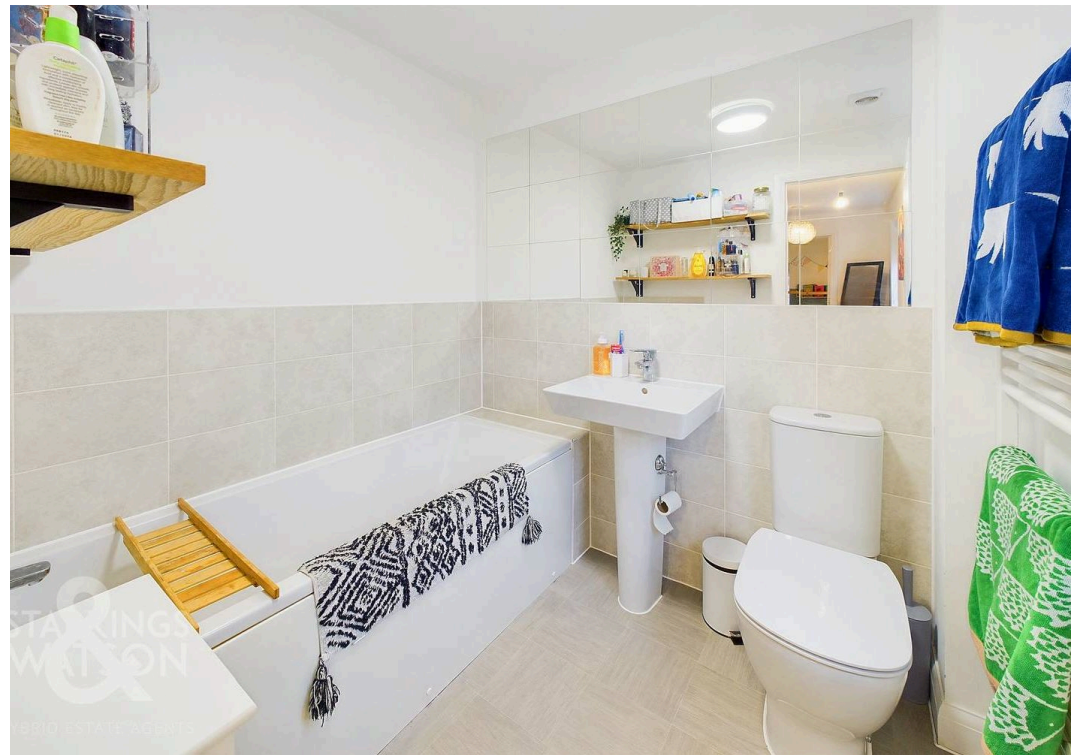
Postcode : NR14 7UT

What3Words : ///funds.snowmen.digesting

#### VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden is fully enclosed with high level brick walling and timber panel fencing, with a patio area stretching the full width of the property from the kitchen French doors, with raised beds creating separation to the main lawned garden. A useful gated access leads to the front property with a rear access door into the garage, which offers an up and over door to front, door to side, power and lighting, with an EV Car charger on the driveway.





Ground Floor



Floor 1

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

1532.8 ft<sup>2</sup>

142.4 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.