



Fallowfield, Framingham Earl - NR14 7UN

STARKINGS
WATSON

HYBRID ESTATE AGENTS



Fallowfield

Framingham Earl, Norwich

TUCKED AWAY in a sought-after CUL-DE-SAC setting, this charming detached house offers the PERFECT CANVAS for those looking to CREATE their own DREAM HOME, with the POTENTIAL FOR MODERNISATION allowing buyers to put their stamp on the property. Boasting a well-proportioned layout, the property presents a 17' SITTING ROOM with a cosy WOOD BURNER, creating a welcoming ambience for relaxing evenings. The open plan dining room SEAMLESSLY FLOWS into the adjacent kitchen/breakfast room, with a further UTILITY ROOM providing added convenience. Upstairs, FOUR BEDROOMS offer ample accommodation, serviced by a family bathroom and an EN SUITE shower room. Further enhancing the appeal is the OPTION to EXTEND THE PROPERTY, subject to obtaining the necessary planning consents, allowing buyers to tailor the space to their specific requirements. Completing this enticing package is a GARAGE and TANDEM DRIVEWAY, ensuring ample parking provisions. Stepping outside, the mature WRAP AROUND GARDENS enveloping the property offer a serene retreat for enjoying the great outdoors. The expansive lawn presents a perfect backdrop for children's play or alfresco entertaining, while an array of mature plantings and shrubbery lend a sense of privacy and tranquillity.

Council Tax band: D

Tenure: Freehold

- Tucked Away Cul-De-Sac Setting
- Mature Wrap Around Gardens
- 17' Sitting Room with Wood Burner
- Open Plan Dining Room
- Kitchen/Breakfast Room with Adjacent Utility Room
- Four Bedrooms
- Family Bathroom & En Suite Shower Room
- Garage & Tandem Driveway

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

Tucked away at the end of the cul-de-sac and approached via a tandem brick weave driveway, off road parking is provided for several vehicles with access leading to the lawned front garden and adjacent garage. The garden is tucked away but open to the side, with a range of mature shrubbery, trees and hedging, with access leading to the rear and a footpath taking you to the main entrance door.



THE GRAND TOUR

A hall entrance with fitted carpet greets you with stairs rising to the first floor landing and a useful storage cupboard below. Doors lead off to the main living space starting with the formal sitting room which has been extended to include a dining area to the front, with a front facing window and fitted carpet running through the entire space. The sitting room enjoys a cast iron wood burner, with a feature fireplace and surround, and sliding patio doors to the rear garden. From the hall entrance a useful ground floor W.C with a two piece suite and tiled splash-backs can be found, with the kitchen/breakfast room adjacent. Fully fitted with an L-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with space for a dishwasher, tiled splash backs running around the work surface and tiled flooring underfoot. There is ample room for a breakfast table with a door taking you to the adjacent utility room with further cupboard storage and space for laundry appliances, wall mounted gas fired central heating boiler, and a door taking to the rear garden.

Heading upstairs, the carpeted galleried landing includes a rear facing window with doors leading to the four bedrooms. The main bedroom sits to the front with a built-in triple wardrobe with sliding doors, fitted carpet underfoot and a private en suite shower room with a three piece suite including tiled splash-backs and a thermostatically controlled shower. Three remaining bedrooms are finished with fitted carpet and double glazing, whilst being served by the family bathroom which offers a white three piece suite with a thermostatically controlled shower over the bath, tiled splash backs and a glazed shower screen.

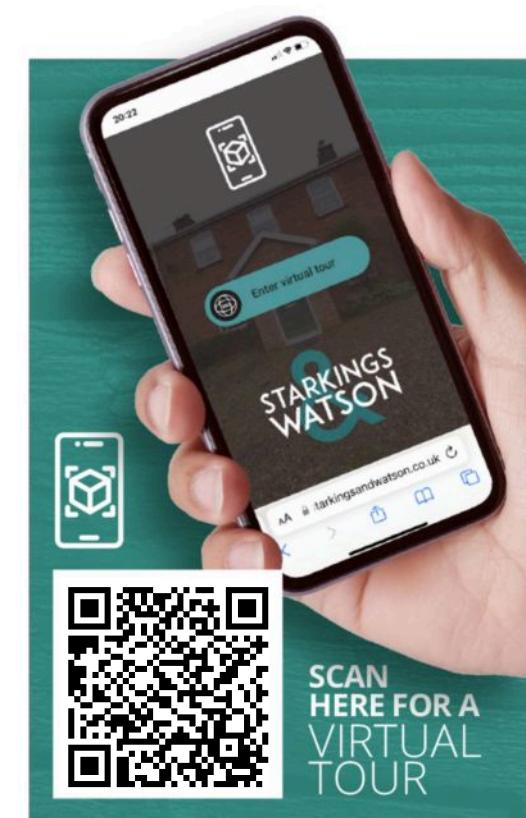
FIND US

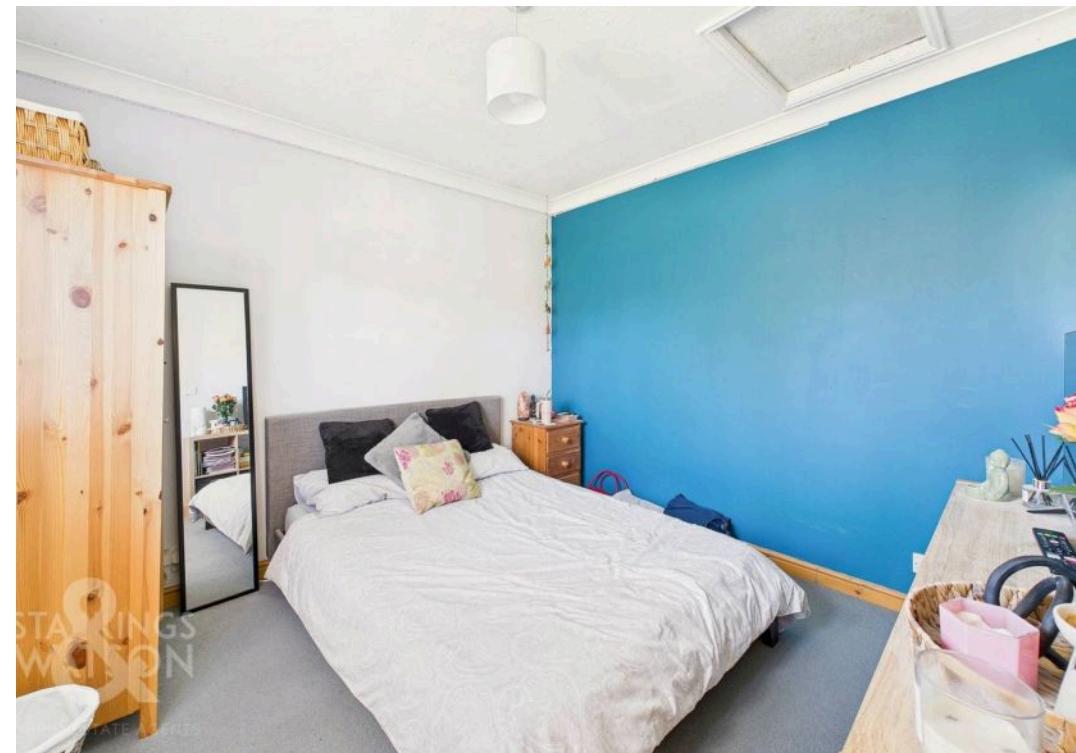
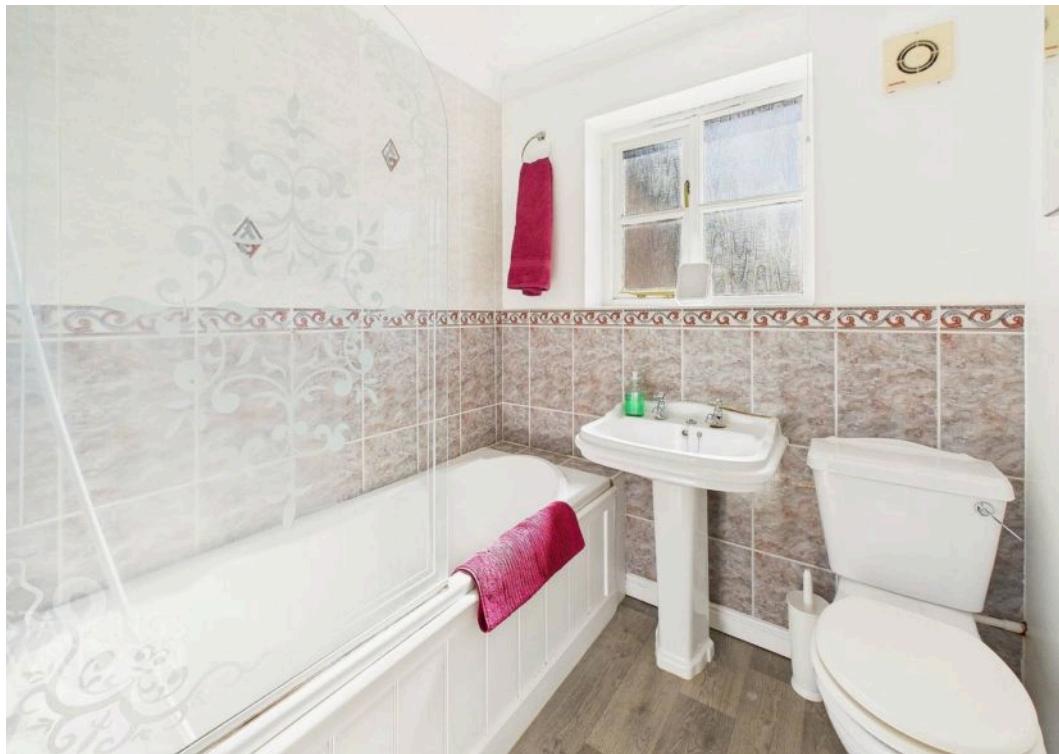
Postcode : NR14 7UN

What3Words : ///jazzy.with.shred

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Sweeping around the side and rear of the property, the garden is mainly laid to lawn and includes a wealth of mature planting and shrubbery to all borders. A patio area leads from the sitting room sliding patio doors, with a further shingled seating area tucked away under a tree and hedging in the far corner. There is potential to further landscape the space and introduce more formal boundaries. The garden loops around to the front of the property where an access gate leads to the garage which offers an up and over door to front, storage above, power and lighting.



Approximate total area⁽¹⁾

1087.6 ft²
101.04 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • 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 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.