



Church Close, Poringland - NR14 7LB



Church Close

Poringland, Norwich

NO CHAIN. This spacious DETACHED BUNGALOW is ideally situated in a peaceful CUL-DE-SAC location, and offers approximately 1029 Sq. ft (stms) of comfortable living space and SOUTH FACING GARDENS. The property features a generous 19' SITTING ROOM with delightful GARDEN VIEWS, creating a welcoming space for relaxation or entertaining. From the hall, the KITCHEN/DINING ROOM offers INTEGRATED COOKING APPLIANCES and space for a table, with the adjoining 20' CONSERVATORY benefitting from BUILT-IN STORAGE, providing versatility for use as a dining area, garden room, or additional reception space. There are TWO WELL PROPORTIONED BEDROOMS, each thoughtfully positioned to maximise privacy and light, with a SEPARATE W.C and SHOWER ROOM - complete with AQUA BOARD SPLASH BACKS. The bungalow's layout is both functional and adaptable, appealing to a wide range of buyers seeking SINGLE-LEVEL LIVING in a sought-after residential setting. The outside space is equally impressive, with a SOUTH FACING REAR GARDEN that enjoys plenty of sunshine throughout the day.

The garden is mainly laid to lawn, bordered by mature planting that adds colour and interest to the outlook. A brick weave patio extends directly from the conservatory, providing an ideal space for outdoor entertaining, alfresco dining, or simply relaxing in the tranquil surroundings. The GARAGE itself is equipped with an electric up and over door to the front, as well as power and lighting.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow in a Cul-De-Sac Setting
- Approx. 1029 Sq. ft (stms)
- 19' Sitting Room with Garden Views
- 20' Conservatory with Built-in Storage
- 11' Kitchen/Breakfast Room
- Two Bedrooms
- South Facing Gardens with Paving & Lawn

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

With a low level brick wall to front, a lawned garden sits beyond with a hard standing driveway offering off road parking and access to the adjoining garage. A footpath leads to both sides of the bungalow, with an entrance door taking you to the side of the property and main porch entrance.

THE GRAND TOUR

Stepping inside the porch entrance, this ideal meet and greet space also creates a study or storage area with wall mounted shelving, whilst a door takes you to the main hall entrance. Fitted carpet runs underfoot and twin built-in cupboards offer storage, with a loft access hatch above. The sitting room sits to the rear of the bungalow enjoying garden views and a south facing aspect. A feature fireplace creates a focal point to the room, with fitted carpet and twin rear facing uPVC double glazed windows. The kitchen offers an L-shaped arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with stainless steel splash-backs and extractor fan above. Space is provided for general white goods including a fridge and washing machine, with tiled splash-backs and tiled flooring. A built-in pantry cupboard sits to one corner with ample space for a dining table whilst tiled flooring can be found underfoot. A door takes you to the side lobby where a further door leads to the front garden and twin built-in storage cupboards can be found. The conservatory is open plan and enjoys garden views and dual facing aspect windows to side and rear, with a door taking you to the rear garden, with tiled effect flooring flowing underfoot. This light and bright space is perfect for enjoying the afternoon sun. From the hall entrance two double bedrooms can be found, both of which are finished with a fitted carpet. The main bedroom includes a built-in wardrobe. A separate W.C sits opposite with a low WC and half tiled walls. The separate shower room offers a walk-in double shower cubicle with an electric shower and aqua-board splash-backs.

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VIRTUAL TOUR

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



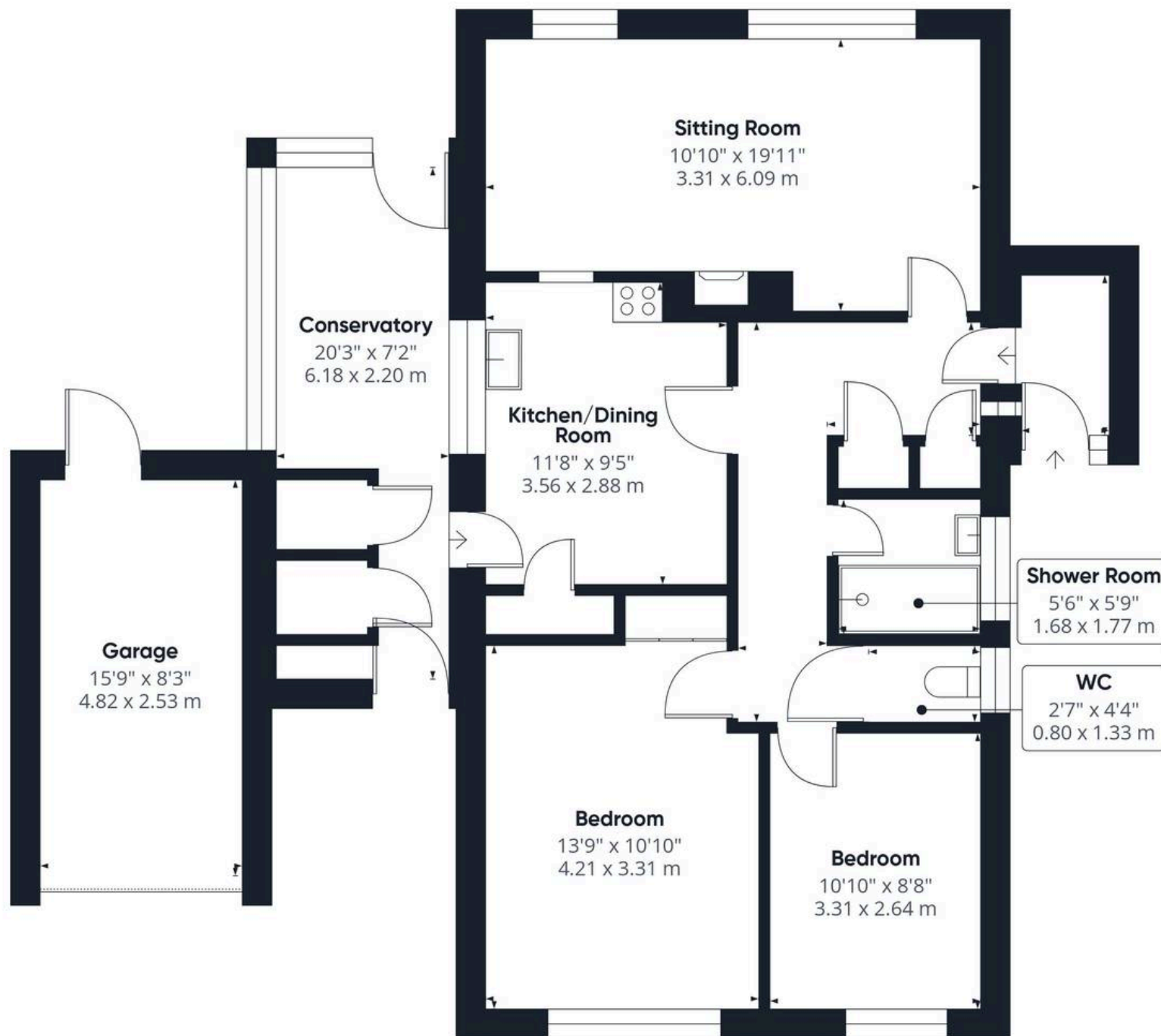




THE GREAT OUTDOORS

The rear garden enjoys a south facing aspect whilst being enclosed within timber panel fencing. Mainly laid to lawn with planted borders to site and rear, a brick weave patio area extends from the conservatory, offering the ideal space for entertaining and alfresco dining. A rear access door leads to the garage, allowing for useful storage, with an electric up and over door to front, power and lighting.





Approximate total area⁽¹⁾

1029 ft²

95.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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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.