



John Drewry Close, Framingham Earl - NR14 7JB





## John Drewry Close

Framingham Earl, Norwich

This IDEAL FIRST BUY or INVESTMENT PROPERTY occupies a SOUGHT AFTER POSITION, with a spacious plot, driveway, SHED and GARAGE. Only a SHORT WALK to the VILLAGE AMENITIES, the property enjoys a LEAFY OUTLOOK with a MODERN DECOR and LANDSCAPED GARDENS. The property features a hall entrance, WELCOMING SITTING ROOM with BESPOKE UNDERSTAIRS STORAGE, as well as patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The MODERN FITTED KITCHEN is thoughtfully designed, providing ample STORAGE and WORKSPACE for every-day needs. Upstairs, there are TWO well-proportioned BEDROOMS, both offering plenty of natural light. The RE-FITTED FAMILY BATHROOM includes a contemporary suite with a SHOWER, ensuring convenience and style. The property is tastefully decorated throughout, allowing a new owner to move straight in with minimal effort. The outside space is a particular highlight of this home.





The REAR GARDEN is fully enclosed with a combination of timber panel fencing and brick walling, providing a secure and private environment. There is a patio seating area, perfect for outdoor dining or entertaining, as well as a central lawn and raised decking at the far end.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Terrace House
- Ideal First Time Buy or Investment
- Sitting Room with Patio Doors & Bespoke Understairs Storage
- Modern Fitted Kitchen
- Two Bedrooms
- Re-fitted Family Bathroom with a Shower
- Enclosed Gardens with Patio Seating
- Driveway, Garage & Large Shed with Power & Lighting

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, a shingled front garden ensures a low maintenance finish with a side gated access leading to the rear garden. The garage sits beyond with a tarmac driveway in front and further patio and shingled area which the vendor currently uses for storage. A large timber built shed extends from the garage with power and lighting installed.

## THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring creating the ideal meet and greet space with a door leading to the main living space and adjacent kitchen, with a u-shaped arrangement of wall and base level units. The kitchen includes integrated cooking appliances with an inset gas hob and built-in electric oven, with tiled splash-backs and extractor fan. Space is provided for a washing machine and fridge freezer, whilst a dishwasher is integrated. The main living space is open plan with wood effect flooring flowing through the space, and stairs rising to the first floor landing. Useful built-in storage can be found below the stairs with ample space for soft furnishings and a dining table, whilst sliding patio doors lead out to the garden.

Heading upstairs, the carpeted landing leads to two bedrooms and family bathroom. The main bedroom sits to the rear with fitted carpet underfoot, attractive wood panelling to one side, along with a range of built-in wardrobes and storage. The second bedroom enjoys a front facing view and is currently used as a study and dressing room with ample space for a single bed if required. Completing the property is the family bathroom with the white three piece suite including the panelled bath with a mixer tap and thermostatically controlled shower along with tiled splash-backs, tiled effect flooring and useful built-in airing cupboard.

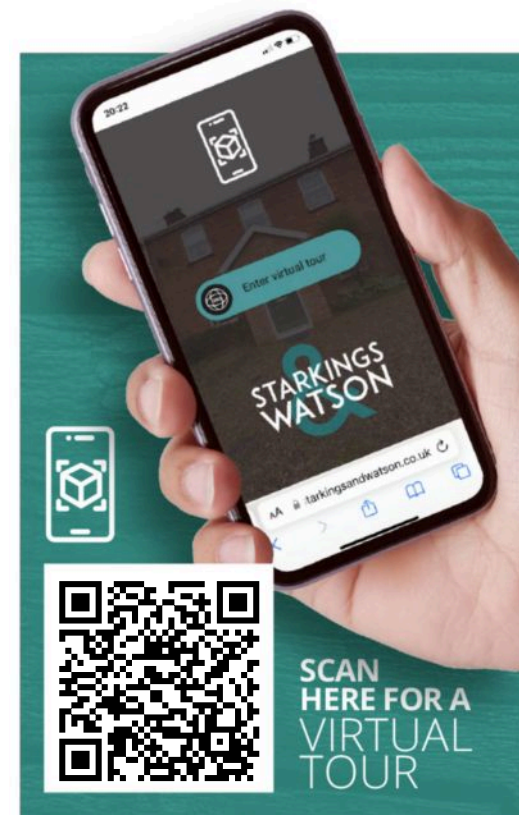
## FIND US

Postcode : NR14 7JB

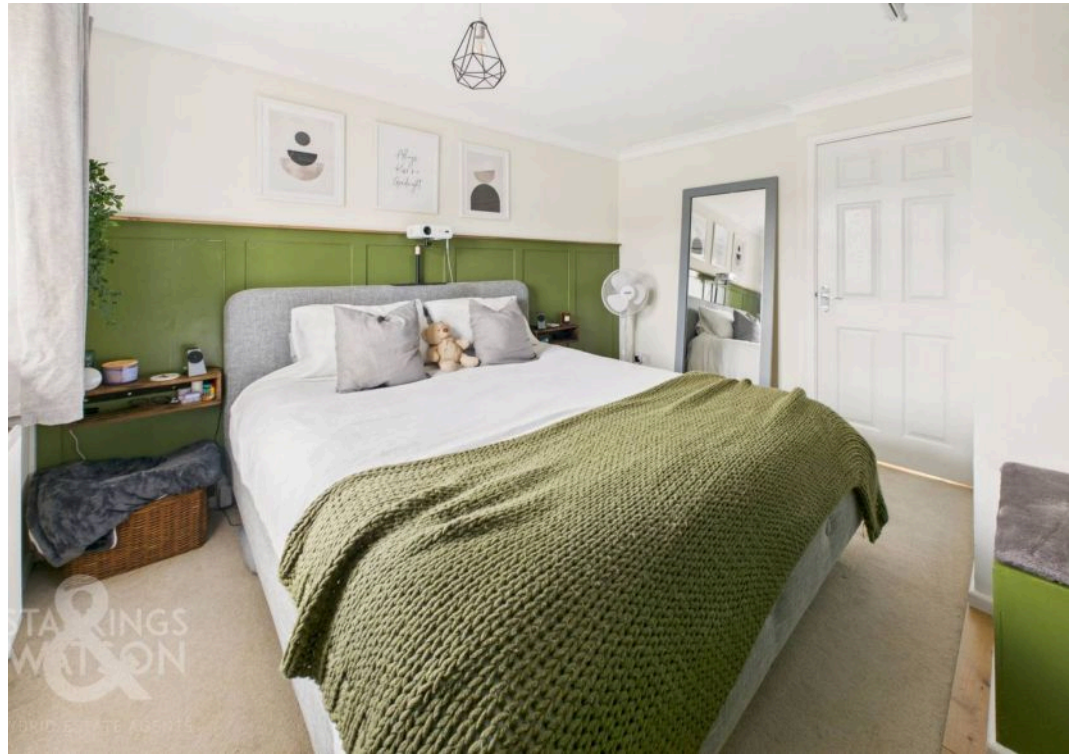
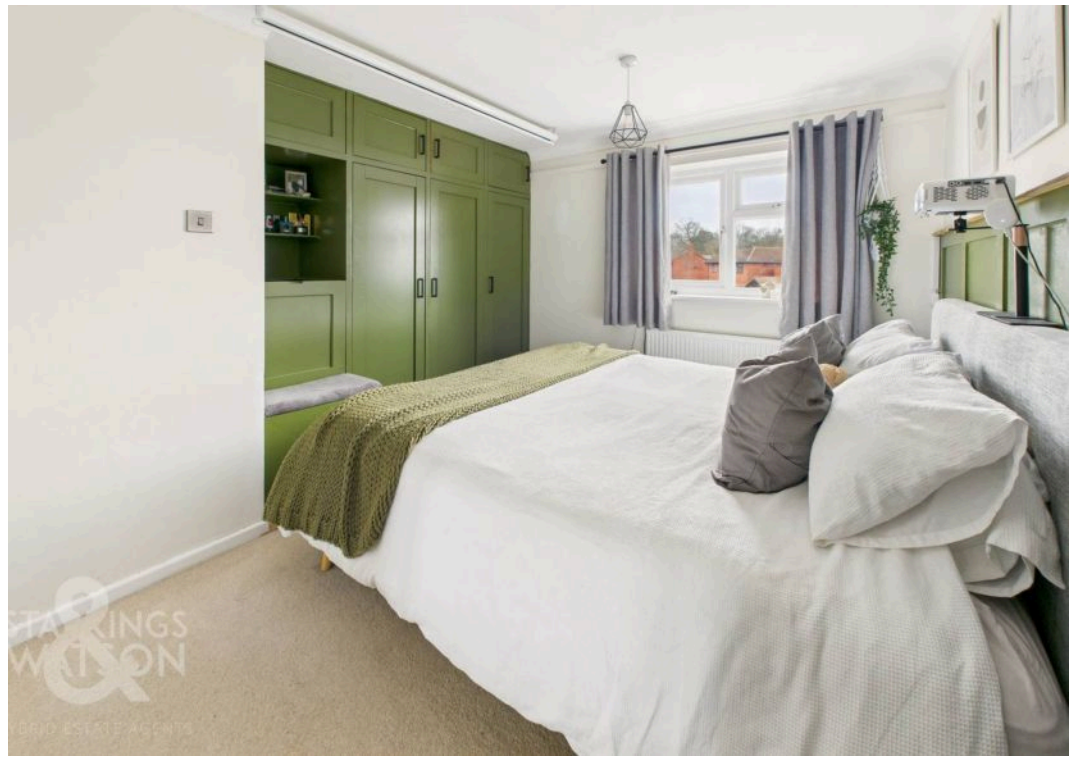
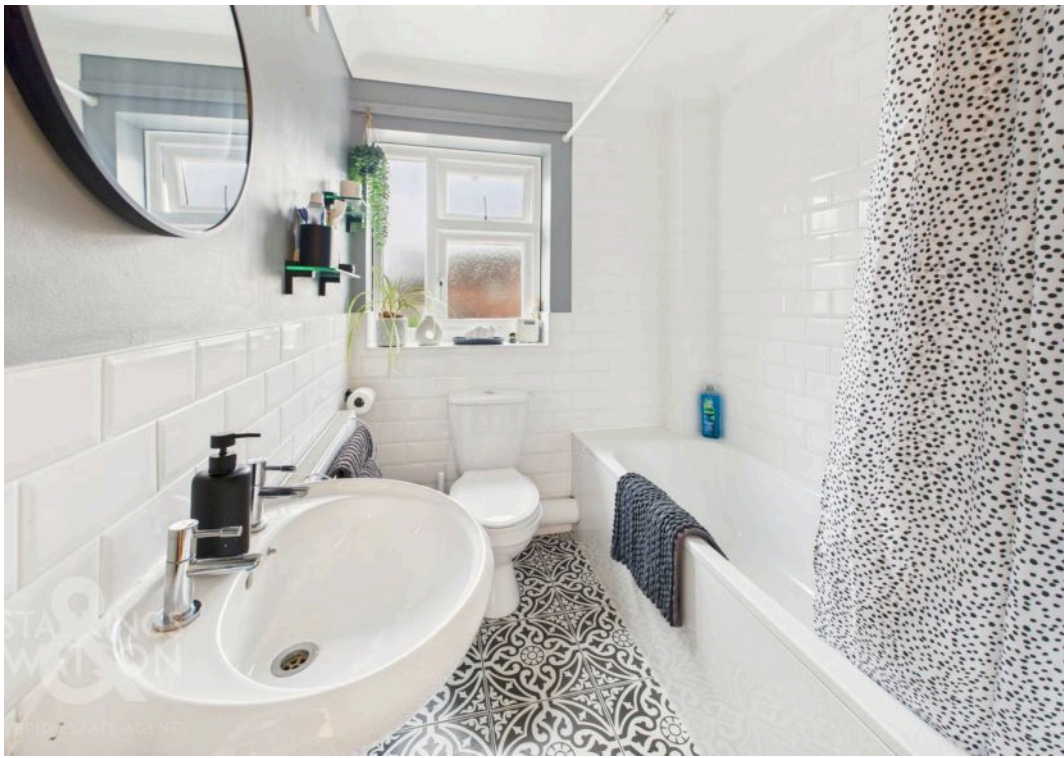
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## VIRTUAL TOUR

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







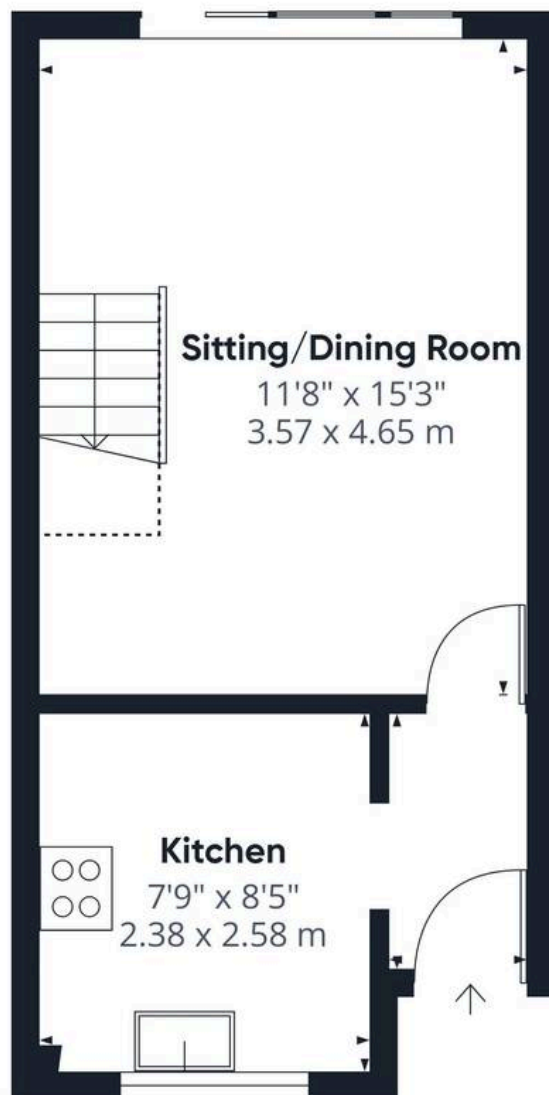




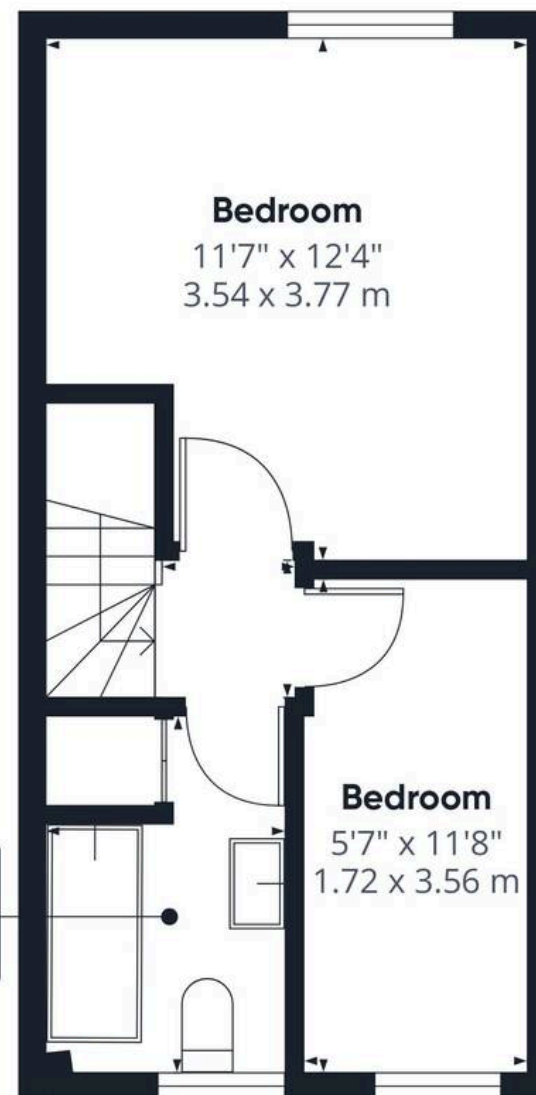
## THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing and brick walling - including an area of patio seating, central lawn and raised decking at the far end. Gated access leads to the side where the driveway parking and garage can be found. The garage is accessed via an electric roller door front with storage above, power and lighting. The side shed offers secure storage with power and lighting.





Ground Floor



Floor 1



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

526 ft<sup>2</sup>  
48.8 m<sup>2</sup>

**Reduced headroom**

18 ft<sup>2</sup>  
1.7 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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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