



Rosebery Avenue, Poringland - NR14 7SN



Rosebery Avenue

Poringland, Norwich

This EXTENDED and IMPROVED detached CHALET-STYLE HOME offers spacious and versatile accommodation, ideally situated within WALKING DISTANCE of the VILLAGE CENTRE and convenient TRANSPORT LINKS. The REAR GARDEN is a STAND OUT FEATURE, boasting PRIVACY and SECLUSION. With approximately 1329 sq. ft (stms), the property is thoughtfully arranged over two floors, providing UP TO FOUR BEDROOMS, making it perfectly suited to both families and those seeking flexible living options. The ground floor features a WELCOMING HALL ENTRANCE with FEATURE L-SHAPED WINDOW, generous 23' SITTING ROOM, seamlessly leading into a bright conservatory that overlooks the rear garden. The well-appointed KITCHEN is complemented by a breakfast bar, while a ground floor W.C. adds further practicality. Upstairs, the PRINCIPAL BEDROOM benefits from an EN SUITE shower room, and a FAMILY BATHROOM serves the remaining bedrooms.



Ample PARKING is provided to the front of the property, along with an adjoining GARAGE that offers additional storage or workshop potential. The home is beautifully presented throughout, combining contemporary finishes with comfortable living spaces.

Council Tax band: C
Tenure: Freehold

- Extended & Improved Detached Chalet Style Home
- Walking Distance to Village Centre & Transport Links
- Approx. 1329 Sq. ft (stms) of Accommodation
- 23' Sitting Room & Conservatory
- Up to Four Bedrooms Over Two Floors
- W.C, En Suite & Family Bathroom
- Ample Parking & Adjoining Garage
- Beautifully Sized Gardens with Patio Seating & Central 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

Set back from the road and approached via a low level brick wall and brick pillars, an attractive tarmac driveway offers ample off road parking with access to the main property and adjacent garage. A sweeping front shingle bed offers a variety of hedging and shrubbery, whilst a door leads to the inner hallway which sits between the garage and main property, and the main entrance.

THE GRAND TOUR

Stepping inside, the main entrance offers the ideal meet and greet space with an L-shaped front window offering a dual aspect light and bright feel, with fitted carpet underfoot and stairs rising to the first floor landing - including a useful built-in storage cupboard. A door leads off to the ground floor bedroom or study with fitted carpet underfoot, front facing window and built-in cupboard. The kitchen offers an extensive range of built-in storage with integrated cooking appliances including an inset gas hob and built-in electric oven with tiled splash-backs and flooring, along with a useful built-in breakfast bar. A range of integrated appliances can be found with a rear facing window, door to the main living room and side inner hall entrance. A door leads off to the garage and ground floor W.C which is ideal for guests and when in the garden, with a two piece suite and tiled splash-backs. The main living space comprises an L-shaped sitting/dining room with fitted carpet underfoot and a feature cast iron wood burner which creates a focal point to the room. The front facing window floods the room with natural light whilst French doors open up to the conservatory - extending the living space. The conservatory offers a sizeable room with windows overlooking the garden and French doors leading out along with fitted carpet underfoot.

Heading upstairs, the carpeted landing leads to three bedrooms all of which are finished with fitted carpet and uPVC double glazing. The largest bedroom includes eaves storage access, and a door to a private ensuite shower room - finished with a white three piece suite. The shower room includes a thermostatically controlled shower, tiled splash-backs, tiled flooring and heated towel rail. Completing the property is the main family bathroom - comprising a three piece suite with a thermostatically controlled shower over the bath, with tiled splash-backs and useful built-in storage cupboard.

FIND US

Postcode : NR14 7SN

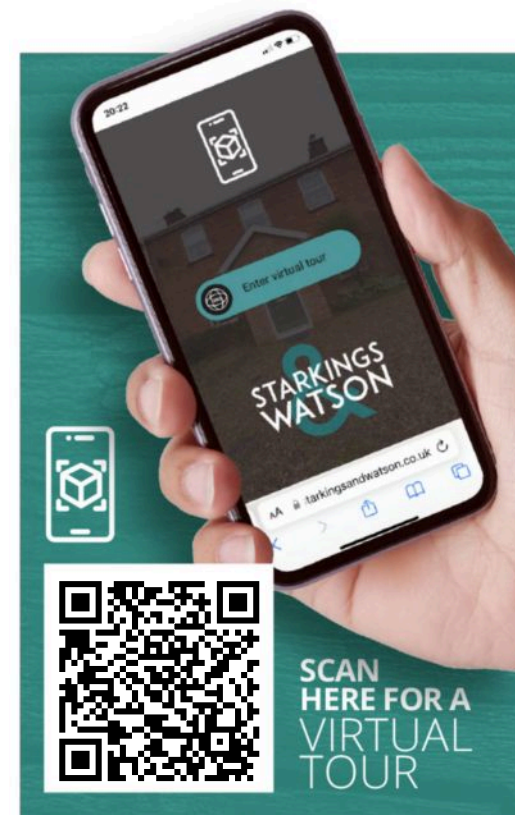
What3Words : ///willing.pitching.jumbo

VIRTUAL TOUR

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

AGENTS NOTE

A water softener is installed.



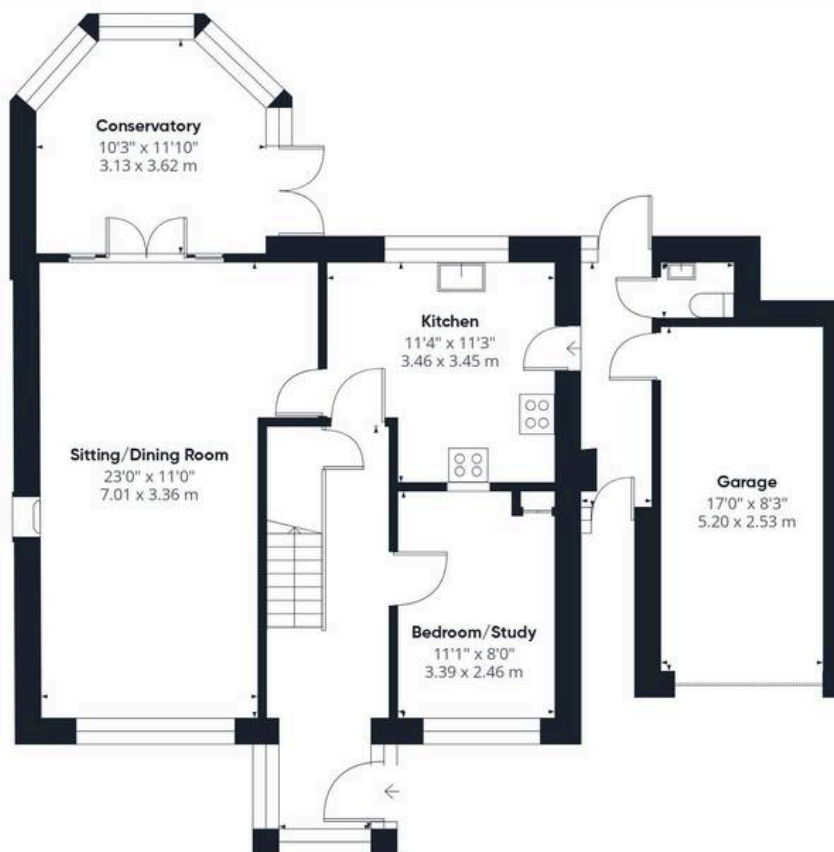




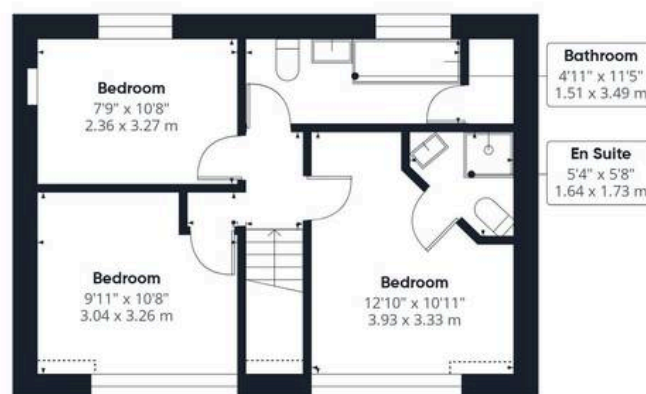
THE GREAT OUTDOORS

Heading to the rear, a private enclosed garden can be found with a raised patio and shingle seating area enclosed within the level brick walling - which creates a subdivision to the main garden with integrated planting. The main garden is laid to lawn and enclosed with a range of fencing and mature hedging, whilst storage can be found within various storage sheds and a greenhouse. A further patio seating area can be found at the end of the garden whilst a useful brick shed can be found to the rear of the garage. The garage is integral and accessed via an up and over door to front, with power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1329 ft²

123.6 m²

Reduced headroom

4 ft²

0.4 m²

(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



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.