



Rectory Lane, Poringland - NR14 7SJ





## Rectory Lane

Poringland, Norwich

NO CHAIN. This well-presented DETACHED BUNGALOW is set within a HIGHLY SOUGHT AFTER residential location and occupies an IMPRESSIVE PLOT approximately 0.16 acres (stms). The spacious accommodation is thoughtfully arranged, featuring a WELCOMING HALL ENTRANCE that leads to a generous 15' SITTING ROOM with a bay window that provides delightful VIEWS over the rear GARDEN. The fully fitted KITCHEN/DINING ROOM offers ample space for family meals and entertaining, complemented by a separate UTILITY ROOM for added convenience. There are THREE WELL-PROPORTIONED BEDROOMS, each filled with natural light, and a family bathroom with tiling. The property also benefits from an INTEGRAL GARAGE, which presents excellent potential for conversion (subject to planning), making it ideal for those seeking additional living space or a home office. The LARGE DRIVEWAY provides ample off-road parking for multiple vehicles, adding to the overall practicality.



The PRIVATE and fully enclosed rear GARDEN is bordered by timber panel fencing and mature hedging to ensure a secluded and peaceful setting. A raised CENTRAL LAWN provides a perfect space for relaxing in the sunshine, while a patio seating area is ideal for outdoor dining and entertaining guests.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Bungalow in Sought After Location
- Approx. 0.16 Acre Plot (stms) with a Large Driveway
- 15' Sitting Room with Bay Window & Garden Views
- Kitchen/Dining Room & Separate Utility Room
- Three Bedrooms & Family Bathroom
- Integral Garage with Conversion Potential (stp)
- Private & Enclosed Lawned Garden

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 sweeping driveway, double wrought iron gates open up to hard standing parking and turning space, with adjacent lawned gardens, mature planting and timber panel fencing and brick walling to the boundaries. The front garden includes a wealth of mature planting and trees with access to the main property and adjoining garage.

## THE GRAND TOUR

Stepping inside the hall entrance offers the ideal meet and greet space finished with fitted carpet underfoot, with doors leading to the bedroom and living accommodation. Immediately to your right as you enter is the main family bathroom with a three piece suite including tiled splash-backs, tiled flooring and a heated towel rail. Three bedrooms run alongside the hallway, all finished with fitted carpet and uPVC double glazing. The first of the bedrooms has been used as a dining room whilst the rear bedroom is the largest and enjoys garden views to the rear. The formal sitting room offers a bay window to rear and side facing window offering garden views, with fitted carpet underfoot and a feature fireplace creating a focal point to the room. The kitchen is fully fitted with a range of wall and base level units including space for an electric cooker, whilst tiled splash-backs run around the work surface. Wood effect flooring can be found underfoot with space for a dining table, along with twin built-in storage cupboards and a door to an adjacent inner hallway. With a further door to the front driveway, integral access leads to the garage with a door to the rear garden, along with a built-in storage cupboard, whilst being the ideal space for a home office or seating area. A separate utility room has been created with further storage and space for general white goods with potential to utilise the adjacent garage as further accommodation - subject to planning permissions.

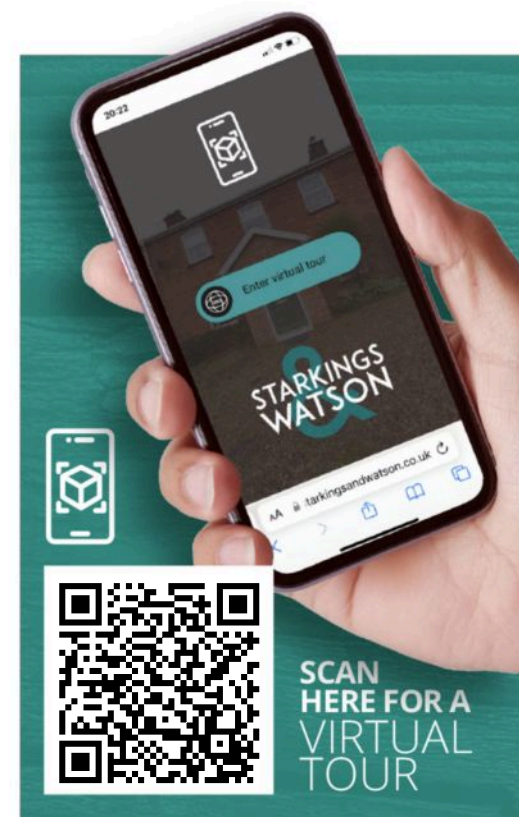
## FIND US

Postcode : NR14 7SJ

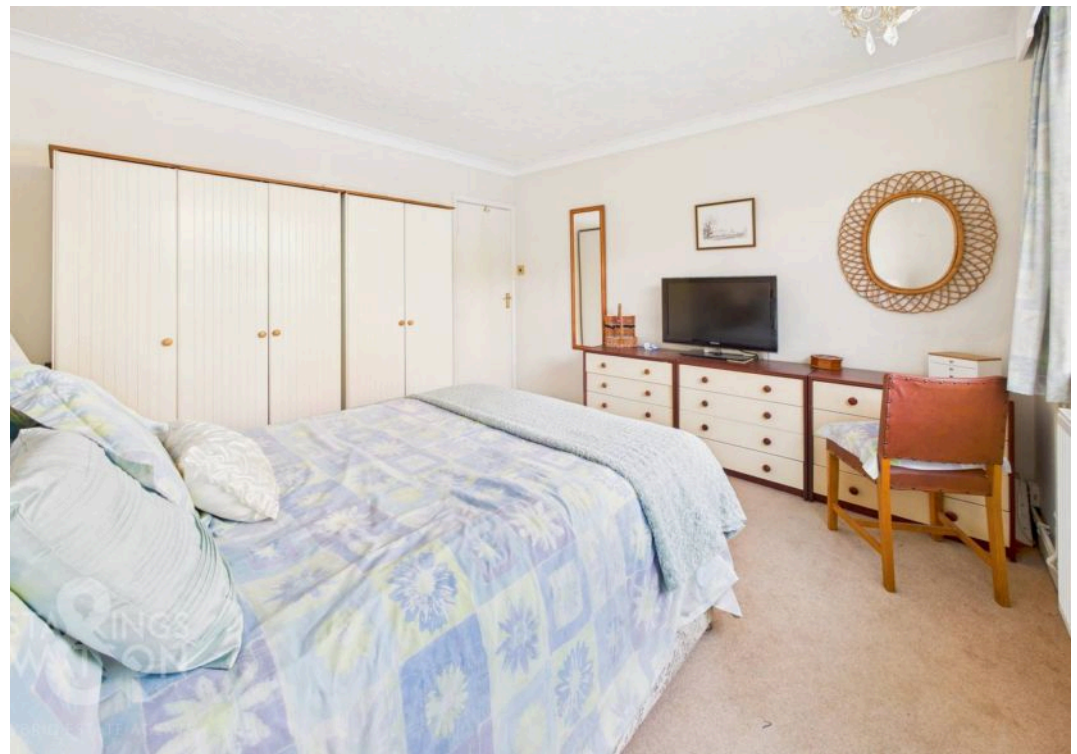
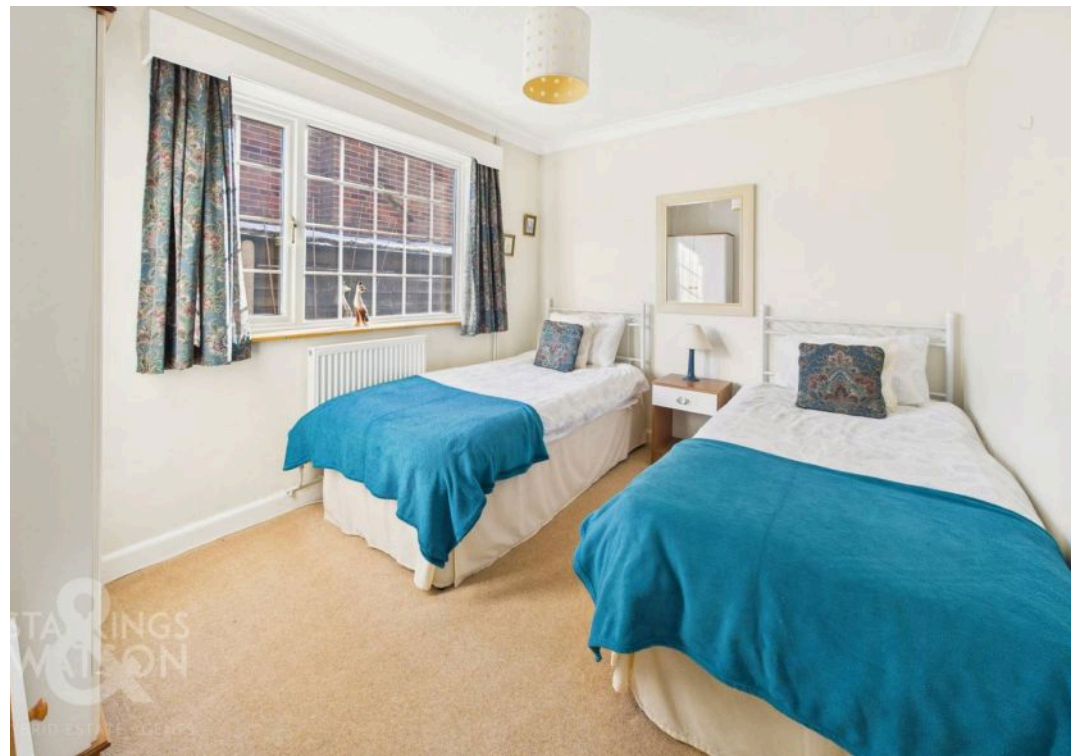
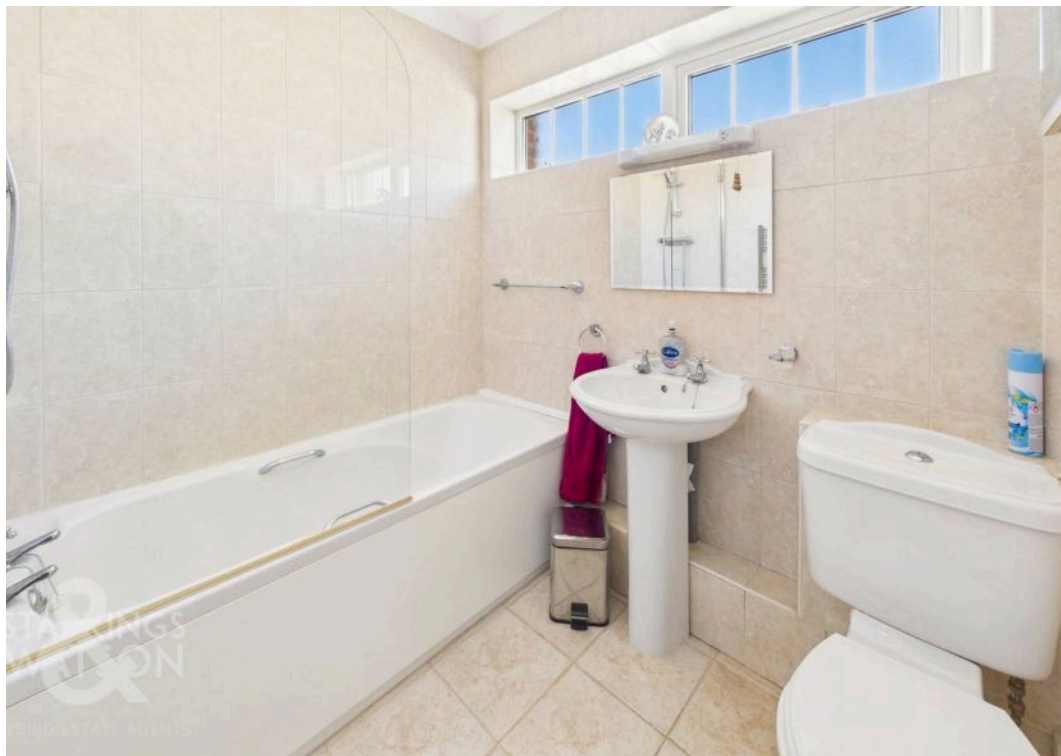
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panel fencing and mature hedging whilst including a raised central lawned garden and patio seating area. A greenhouse and shed offers storage, with gated access leading to the side of the bungalow. The integral garage includes an up and over door to front, wall mounted gas fired central heating boiler, power and lighting.





**Utility Room**  
5'4" x 10'0"  
1.65 x 3.05 m

**Sitting Room**  
15'11" x 12'6"  
4.86 x 3.82 m

**Bedroom**  
11'10" x 11'11"  
3.63 x 3.64 m

**Kitchen/  
Dining Room**  
12'9" x 10'0"  
3.89 x 3.06 m

**Bedroom**  
8'11" x 11'1"  
2.74 x 3.40 m

**Garage**  
8'11" x 15'7"  
2.72 x 4.77 m

**Bedroom**  
8'11" x 10'11"  
2.73 x 3.33 m

**Bathroom**  
5'7" x 7'0"  
1.72 x 2.14 m

**Approximate total area<sup>(1)</sup>**  
1057 ft<sup>2</sup>  
98.3 m<sup>2</sup>

(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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