



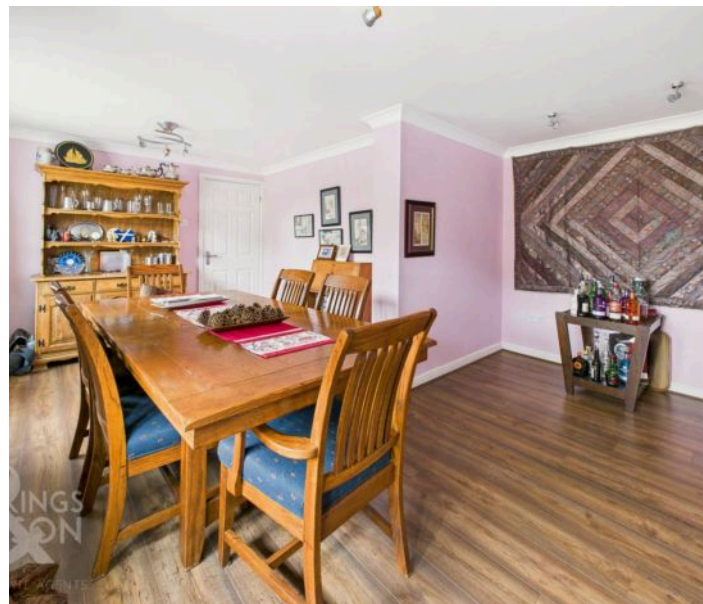
Spruce Crescent, Poringland - NR14 7UA



Spruce Crescent

Poringland, Norwich

Guide Price £450,000-£460,000. Nestled in a tranquil CUL-DE-SAC, this SUBSTANTIAL DETACHED HOME offers approximately 1637 Sq. ft (stms) of VERSATILE and EXTENDED accommodation, ideal for family living. The property welcomes you with a spacious HALL ENTRANCE and a convenient ground floor W.C, setting the tone for the well-proportioned layout throughout. THREE INVITING RECEPTION ROOMS provide ample space for relaxation, entertaining, or working from home - these include a 15' SITTING ROOM, 14' STUDY/FAMILY ROOM and 16' L-SHAPED DINING ROOM. The 14' KITCHEN/BREAKFAST ROOM is perfectly designed for modern living, complemented by a separate UTILITY ROOM that ensures practicality and organisation. Upstairs, FOUR COMFORTABLE BEDROOMS await, including a PRINCIPAL BEDROOM with an EN SUITE SHOWER ROOM, while the remaining bedrooms are served by a SPACIOUS FAMILY BATHROOM. Thoughtfully designed, this home balances GENEROUS LIVING AREAS with well-appointed bedrooms, making it an attractive proposition for those seeking space and flexibility. Additional features include INCOME GENERATING SOLAR PANELS, GAS FIRED CENTRAL HEATING, double glazing, and plentiful storage solutions. The property also benefits from a LARGER than average GARDEN, OVERSIZED GARAGE, and a substantial driveway, providing off-road parking for multiple vehicles. The outdoor space is a true highlight of this home, offering a PRIVATE and EXPANSIVE setting for family life or entertaining. The rear garden is securely enclosed with timber panel fencing and is mainly laid to lawn, creating a safe and open play area for children or pets.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial Detached Home in a Cul-De-Sac Location
- Approx. 1637 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C
- Three Reception Rooms
- 14' Kitchen/Breakfast Room with Separate Utility Room
- Four Bedrooms
- En Suite & Family Bathroom
- Larger than Average Garden, Garage & Large Driveway

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!



SETTING THE SCENE

A large brick-weave driveway offers side by side parking for up to four vehicles, with access leading to the main property and integral garage. Gated access leads to the rear garden, whilst the front garden continues with a brick-weave footpath. A range of mature planting and high level hedging offer a high degree of privacy.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring for ease of maintenance, whilst stairs rise to the first floor landing, and doors lead off to the bedroom and kitchen accommodation. To your left as you enter, a study or family room enjoys a bay fronted window and fitted carpet underfoot along with useful storage under the stairs, and potential to reinstate an archway to the formal sitting room. The ground floor W.C sits adjacent complete with a white two piece suite, tiled splash-backs and heated towel rail. The main sitting room enjoys garden views with the rear facing window and sliding patio doors, whilst a feature fireplace creates a focal point to the room. The extended dining room ensures a wide variety of uses with twin front facing windows providing excellent natural light, feature fireplace and wood effect flooring. The adjacent kitchen offers potential to further open plan the space with ample room for a breakfast table, whilst enjoying a u-shaped arrangement of wall and base level units with integrated cooking appliances, including an inset gas hob and built-in eye level electric double oven. Tiled splash-backs run around the work surface with tiled flooring underfoot, integrated appliances include a fridge and dishwasher, with a door taking you to the adjacent utility room - finished in a similar style with space for a washing machine and tumble dryer, tiled splash-backs, wall mounted gas fired central heating boiler and door to the integral oversized garage.

Heading upstairs, the carpeted landing includes a loft access hatch and built-in airing cupboard, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing.

The main bedroom enjoys two front facing windows for excellent natural light, with access leading to a private ensuite shower room finished with a white three piece suite, including a shower cubicle, storage under the hand wash basin and a heated towel rail. The second largest bedroom enjoys a walk-in bay window and built-in storage cupboard. Completing the property is the family bathroom which is finished with a white three piece suite including a mixer shower tap and glazed shower screen over the bath, with tile splash-backs and heated towel rail.

FIND US

Postcode : NR14 7UA

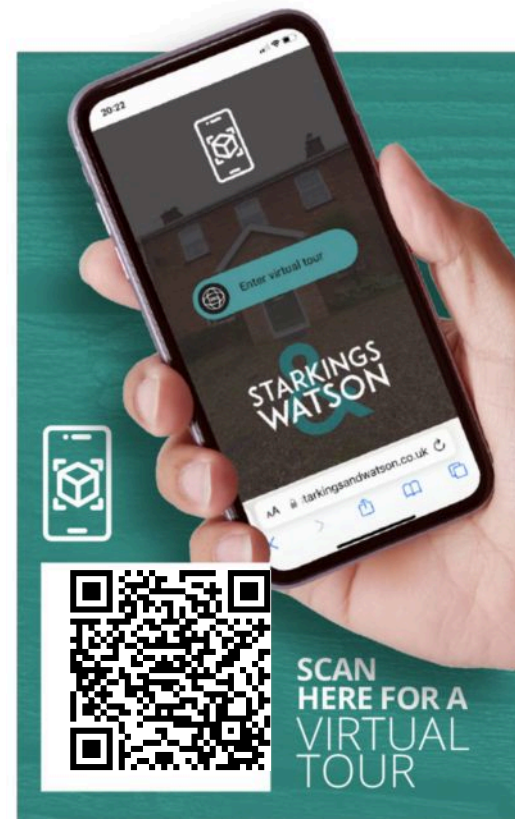
What3Words : ///plums.plates.mattress

VIRTUAL TOUR

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

AGENTS NOTE

The vendor has informed us that the solar panels can generate in the region of £800 PA.



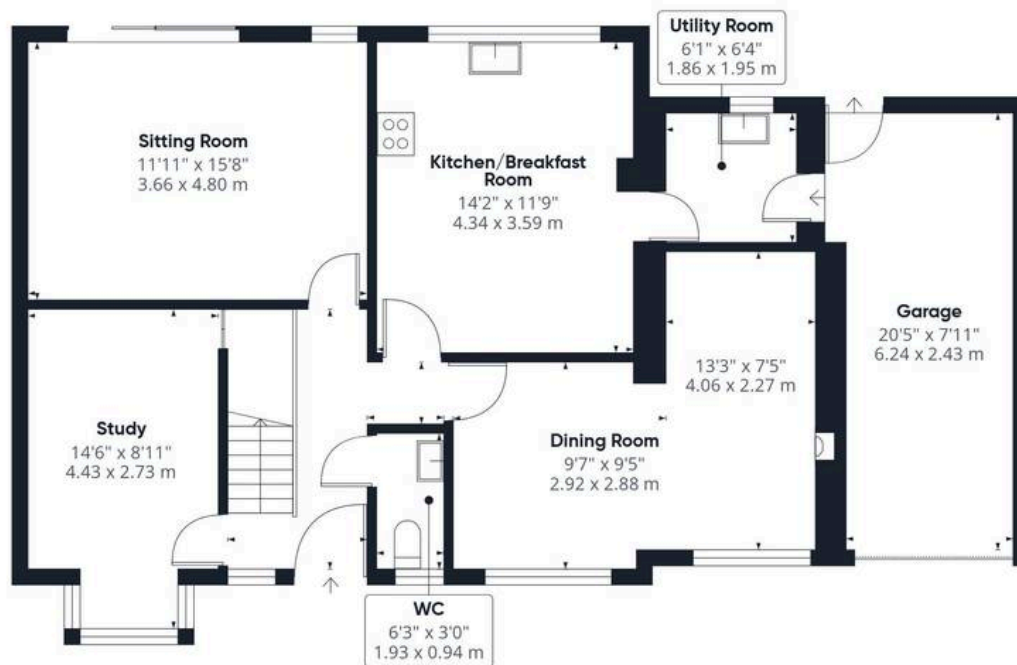




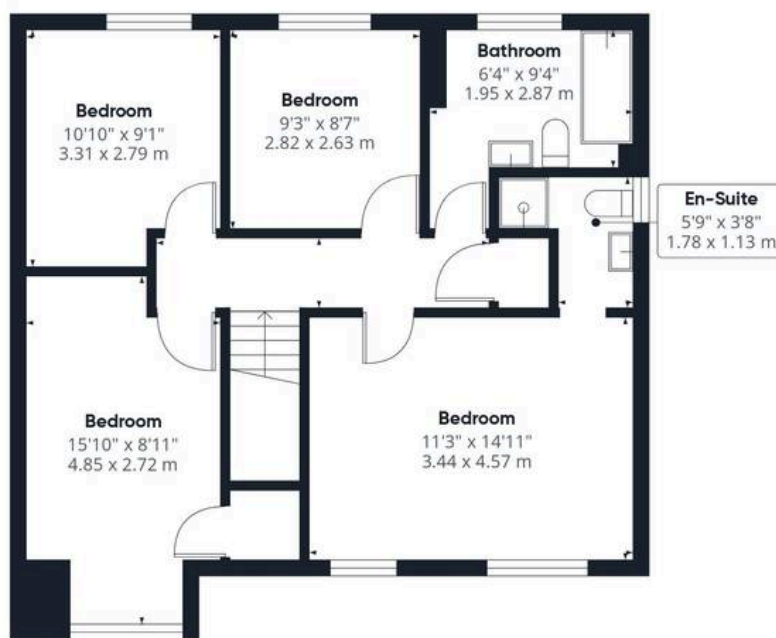
THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing whilst being mainly laid to lawn, with a raised hard standing patio seating area running across the width of the property. A range of mature planting and hedging offers a high degree of privacy to the rear, with the side gardens continuing with an area of lawn and hard standing including a timber built storage shed. The integral garage is accessed via an up and over door to front, with a rear facing door, solar panel controls, power and lighting.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1637 ft²

152 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



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 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.