



John Drewry Close, Framingham Earl - NR14 7JB



John Drewry Close

Framingham Earl, Norwich

This immaculately presented MID-TERRACE HOME offers a STUNNING OPEN PLAN LAYOUT, expertly designed to provide both style and functionality. The property boasts a HIGH SPECIFICATION FINISH throughout, with FEATURE LIGHTING creating a welcoming and CONTEMPORARY AMBIENCE. The heart of the home is the MODERN KITCHEN, which is fitted with a range of INTEGRATED APPLIANCES, SLEEK CABINETRY, and a breakfast bar that provides an ideal spot for casual dining or entertaining guests. The SITTING ROOM enjoys abundant NATURAL LIGHT and features FRENCH DOORS opening directly onto the GARDEN, seamlessly blending indoor and outdoor living spaces. Upstairs, you will find TWO well-proportioned BEDROOMS, each thoughtfully decorated to maximise comfort and versatility and the main bedroom with BUILT-IN STORAGE. The FAMILY BATHROOM is beautifully appointed, offering both a BATH and a separate SHOWER, along with CONTEMPORARY FITTINGS and STYLISH TILING. Additional benefits include ample storage options and a thoughtfully arranged floor plan that caters to modern lifestyles.



The fully ENCLOSED REAR GARDEN enjoys the SOUTH SUN, providing a safe and private haven for relaxation or entertaining. The patio seating area extends across the rear of the property, complete with outdoor lighting and power points, making it perfect for alfresco dining or evening gatherings.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace Home in a Cul-De-Sac Setting
- Stunning Open Plan Layout
- High Specification Finish with Feature Lighting
- Contemporary Kitchen with Integrated Appliances & Breakfast Bar
- Sitting Room with French Doors to Garden
- Two Bedrooms
- Family Bathroom with Separate Shower
- Garden, Garage & Driveway

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 by a low maintenance frontage, the porch entrance leads to the main front door, with the driveway, parking and garage located at the end of the terrace row.

THE GRAND TOUR

Once inside the ground floor living is fully open plan incorporating a contemporary fitted kitchen with ample space for dining and sitting. The kitchen offers a u-shaped arrangement of high gloss wall and base level units with integrated cooking appliances comprising an inset electric ceramic hob and built-in eye level electric oven and microwave combination, with an integrated fridge freezer, washing machine and dishwasher. Wood effect flooring flows underfoot with a breakfast bar formed within the work surface, whilst the front facing window and rear facing French doors flood the room with excellent natural light. A range of LED lighting and recessed spotlighting creates a contemporary yet inviting atmosphere, whilst the stairs are tucked away to the far corner.

Leading to the first floor with fitted carpet and further LED lighting leading upstairs, doors lead off to the two bedrooms and family bathroom. The main double bedroom sits to the rear with fitted carpet underfoot and an attractive vertical radiator, with a recessed dressing room area with shelved storage, hanging rails and built-in drawers. The second bedroom sits to the front of the property, with fitted carpet underfoot, vertical radiator and front facing window completing the property. The contemporary and modernised family bathroom offers a white four piece suite including a shaped panelled bath, wall mounted hand wash basin and walk-in shower cubicle with thermostatically controlled shower, whilst being finished with tiled walls and flooring, and heated towel rail.

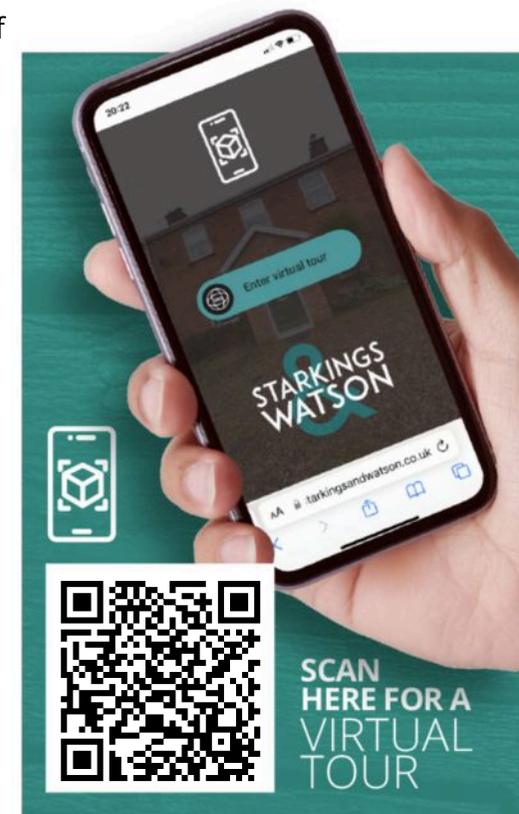
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VIRTUAL TOUR

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 within timber fence boundaries. The patio seating area stretches across the rear of the property with outside lighting and power installed. The garden is mainly later lawn with a plum slate border to the left hand side including a variety of planting, with a further timber sleeper structure creating planting at the far boundary with gated access leading to the driveway. The driveway leads to the garage which is accessed via an up and over door to front with storage above.





Floor 1

Approximate total area⁽¹⁾

526 ft²
48.9 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



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