



Norwich Road, Poringland - NR14 7QR

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Norwich Road

Poringland, Norwich

Situated in the CENTRE of PORINGLAND and enjoying a NON-ESTATE SETTING, this extended FAMILY SIZED BUNGALOW occupies an impressive PLOT of approximately 0.20 acres (stms), providing over 1,339 sq. ft. (stms)) of VERSATILE ACCOMMODATION. UPDATED and MODERNISED with ELECTRICAL RE-WIRING, the thoughtfully designed interior offers a FLEXIBLE LAYOUT, ideal for MODERN FAMILY LIVING or MULTI-GENERATIONAL requirements. The heart of the home is a stunning 20' OPEN PLAN SITTING/DINING ROOM, featuring a BESPOKE MEDIA WALL and a charming BAY WINDOW that floods the space with natural light. The 14' KITCHEN/BREAKFAST ROOM is well-appointed, offering ample space for INFORMAL DINING and access to the garden. FOUR WELL-APPOINTED BEDROOMS are complemented by a generous 11' DRESSING ROOM to the MAIN SUITE, providing excellent STORAGE and a TOUCH of LUXURY. The property further benefits from a separate FAMILY BATHROOM and a SHOWER ROOM, ensuring convenience for all residents and guests. The SOUTH FACING outdoor space is a true highlight - the REAR GARDEN enjoys a PRIVATE, NON-OVERLOOKED ASPECT and has been thoughtfully landscaped to provide a variety of areas for relaxation and recreation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Sought After Non-Estate Setting
- Approx. 0.20 Acre Plot (stms)
- Extended Layout with Over 1339 Sq. ft (stms) of Accommodation
- Flexible Layout & Living Options
- 20' Open Plan Sitting/Dining Room with Bespoke Media Wall & Bay Window
- 14' Kitchen/Breakfast Room
- Four Bedrooms and 11' Dressing Room to the Main Suite
- Separate Family Bathroom & Shower Room

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

Approached via a hard standing driveway with ample parking and turning space, the driveway opens up to a shingled expanse with enclosed hedge borders and a range of planting. Gated access leads to the rear garden with a stepped entrance to the main entrance door.

THE GRAND TOUR

Heading inside, a porch entrance with tiled flooring offers the ideal meet and greet space with ample room for coats and shoes, and a door to the main entrance hall. Continuous tiled flooring and attractive wood panelling flows across the walls, with the loft access hatch above, and doors leading off to the kitchen and bedroom accommodation. The front two bedrooms are both finished with wood effect flooring and uPVC double glazing, with both including a range of built-in bedroom furniture. A similar sized bedroom sits adjacent with a side facing window and wood effect flooring, with a dressing room with wood effect flooring opening up to the main bedroom enjoying triple aspect views to front, side and rear. The main bedroom suite offers recessed spotlighting and ample space for wardrobes and soft furnishings. The kitchen offers a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and twin built-in twin eye level electric ovens, with tiled flooring underfoot, space for a fridge freezer, integrated dishwasher and rear facing window. A built-in storage cupboard sits to one side with a door to the main living space, and to the inner hallway leading to a shower room and bathroom. The shower room is furnished with a white three piece suite including storage under the hand wash basin and a walk-in shower cubicle, with aqua-board splash-backs, along with a heated towel rail. The family bathroom is finished in a similar style with storage under the hand-wash basin, panelled bath with mixer tap, aqua-board splash-backs, tiled flooring and heated towel rail.

The main living space forms an open plan sitting and dining room with wood effect flooring flowing underfoot, and French doors opening up from the dining area to the garden. The sitting room is centred around a large full width media wall with integrated fireplace and storage cupboard, dual aspect views including a walk-in bay window overlooking the rear garden.

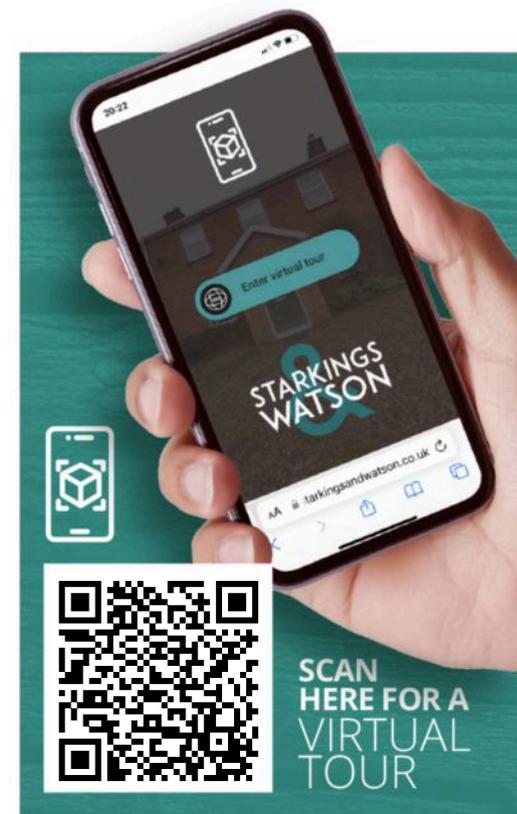
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VIRTUAL TOUR

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



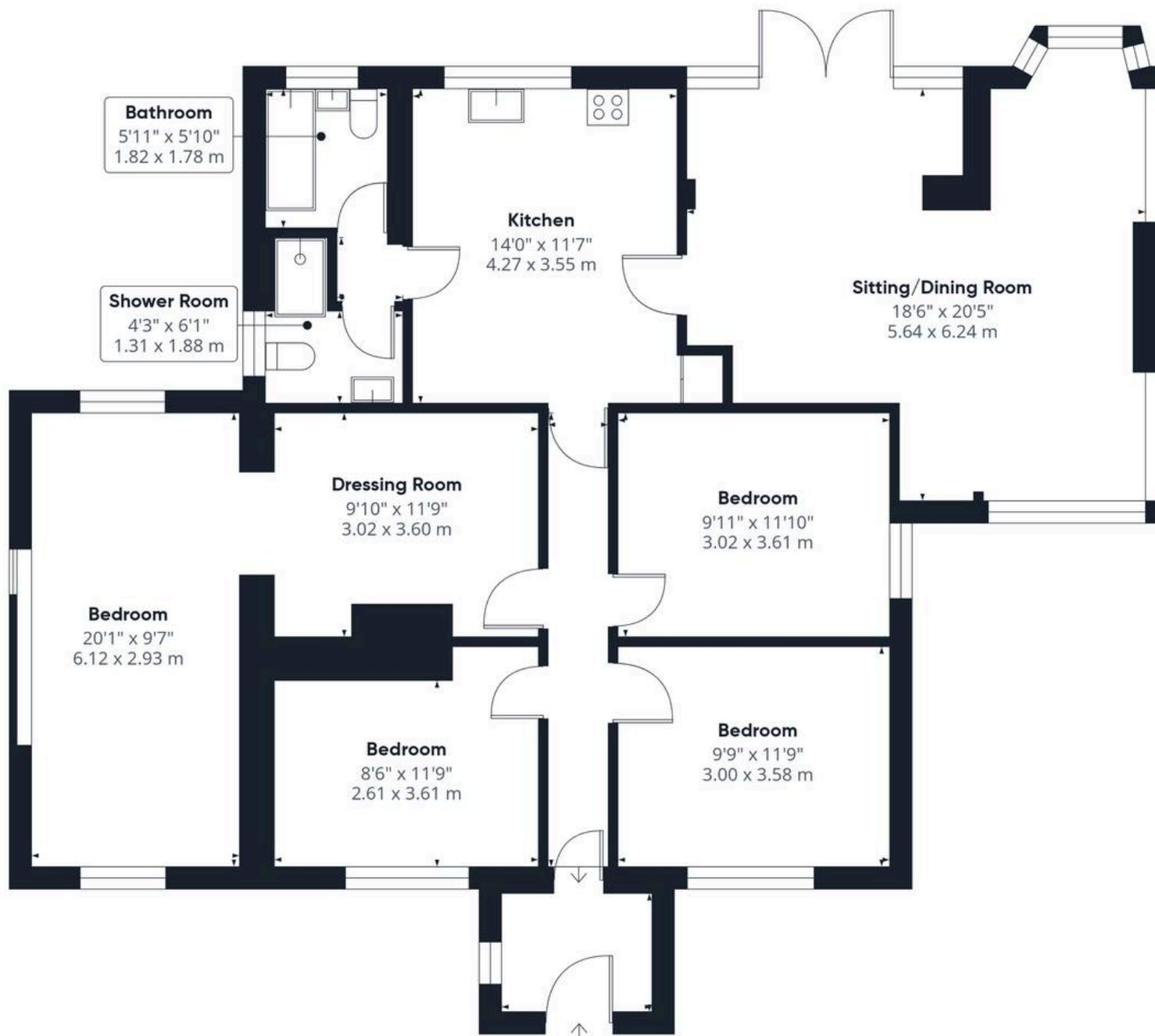




THE GREAT OUTDOORS

Enclosed within timber panel fencing, brick walling and mature hedging, the rear garden offers a private non-overlooked aspect with a large patio seating area extending from the dining room French doors. Two expanses of lawn can be found with a ramped section leading to the rear raised garden, where a range of storage can be found, further patio seating and a variety of mature hedging and shrubbery. The side access offers a gate to the driveway.





Approximate total area⁽¹⁾

1339 ft²
124.6 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



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