



Upgate, Poringland - NR14 7SH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Uggate

Poringland, Norwich

NO CHAIN. This DETACHED CHALET STYLE HOME is positioned on a HIGHLY SOUGHT AFTER ROAD and provides approximately 1,159 Sq.ft (stms) of well-proportioned accommodation. Set back and SCREENED from the ROAD for PRIVACY, the property welcomes you with a generous entrance hall, leading to a BRIGHT and SPACIOUS 21' DUAL ASPECT SITTING ROOM. Large windows and FRENCH DOORS allow for an abundance of NATURAL LIGHT and seamless access to the garden. The fitted KITCHEN offers ample WORKSPACE and STORAGE, while the ground floor SHOWER ROOM is conveniently positioned for guests and residents alike. Arranged over two floors, the property features THREE well-sized BEDROOMS, with versatile options for family living or home working. A SECOND FAMILY BATHROOM is located on the first floor, ensuring flexibility and comfort for all. The property further benefits from an ADJOINING GARAGE, central heating, and double glazing throughout, making this an attractive and practical choice for a variety of purchasers.

The REAR GARDEN offers a PRIVATE, NON-OVERLOOKED SPACE, enclosed with timber panel fencing and mature hedging. Mainly laid to lawn, the garden includes a patio which extends from the sitting room French doors, providing the perfect spot for outdoor dining or entertaining. Access is available via the side lobby and into the adjacent garage, ensuring practicality for day-to-day living.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Detached Chalet Style Home on a Sought After Road
- Approx. 1159 Sq. ft (stms) of Accommodation
- 21' Dual Aspect Sitting Room
- Fitted Kitchen & Ground Floor Family Bathroom
- Three Bedrooms Over Two Floors
- First Floor Family Bathroom
- Private West Facing Gardens & Adjoining Garage

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 other villages and hamlets close by offering further walks and public houses.

SETTING THE SCENE

Set back from the road and screened behind mature high level hedging, a block paved driveway offers off road parking for several vehicles, with access leading to the main property and adjoining garage. The front gardens are laid to the lawn with a variety of planting, whilst the side access door leads to the lobby area and garden beyond.

THE GRAND TOUR

Heading inside, the hall entrance offers an ideal meet and greet space with fitted carpet underfoot and stairs rising to the first floor landing, with a built-in storage cupboard below. A ground floor bedroom or study can be found on your left hand side with fitted carpet underfoot and front facing uPVC double glazed window, with an adjacent shower room for convenience - finished with a white three piece suite with storage under the hand-wash basin and a corner shower cubicle with an electric shower. Tiled walls and flooring are fitted along with a heated towel rail. The kitchen offers a fitted range of wall and base level units, whilst enjoying garden views with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven with space for a microwave above. Tiled splash-backs run around the work surface with space provided for a fridge freezer and washing machine, whilst the dishwasher is integrated. A door leads off to the side lobby where doors lead to the front and rear gardens. A further door takes you to the sitting/dining room - presented in an L-shaped design with dual aspect views via the front facing window and rear facing French doors. A feature fireplace creates a focal point to the room with fitted carpet underfoot, ample space for soft furnishings and a dining table.

Heading upstairs, the carted landing leads to the two double bedrooms both finished with fitted carpet and uPVC double glazing, with the main bedroom including a range of walk-in storage units and eaves storage. The second bedroom includes a built-in wardrobe to the front and further eaves storage access. Completing the property is the first floor family bathroom with a four piece suite including a mixer shower tap over the bath, with tiled splash-backs, vinyl flooring and heated towel rail.

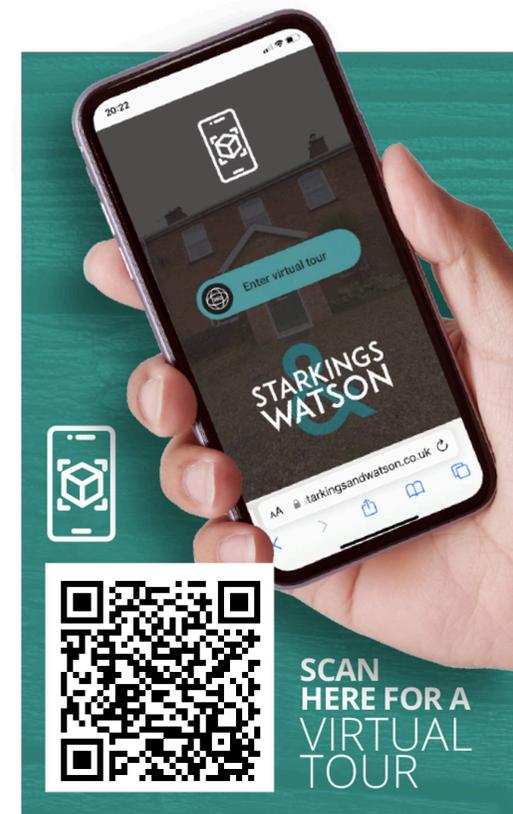
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VIRTUAL TOUR

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



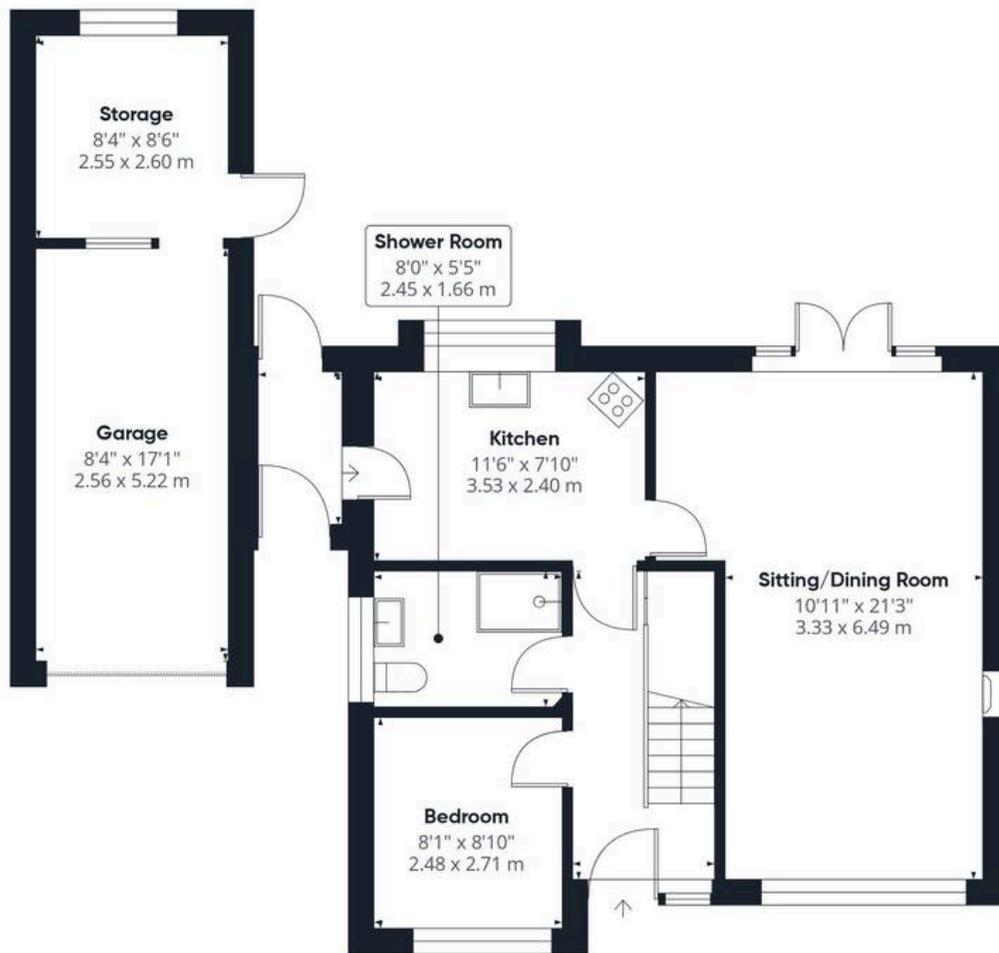




THE GREAT OUTDOORS

Heading outside, the rear garden offers a private non-overlooked space, enclosed with timber panel fencing and mature hedging. Mainly laid to lawn, the garden includes a patio which extends from the sitting room French doors, with access via the side lobby and into the adjacent garage. Various mature shrubs and trees can be found throughout the garden, along with a greenhouse to one side. The garage itself offers an up and over door to front, with a workshop area to the rear - all finished with power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1159 ft²
107.6 m²

Reduced headroom

12 ft²
1.1 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.

GIRAFFE 360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.