



Mitchell Gardens, Poringland - NR14 7WG



Mitchell Gardens

Poringland, Norwich

This EXCEPTIONAL five-bedroom DETACHED HOUSE sits on the FRINGES of the DEVELOPMENT, offering a COMMANDING PRESENCE, set in a sought-after position OVERLOOKING PEACEFUL GREEN SPACE to the front. Designed for MODERN FAMILY LIVING, the property extends to over 2,129 sq. ft (stms), with a GRAND HALL ENTRANCE and an impressive GALLERIED LANDING that sets the tone for the HIGH SPECIFICATION found throughout. The expansive 23' KITCHEN/DINING ROOM is a true heart of the home, featuring EXTENSIVE STORAGE, a breakfast bar and MATCHING UTILITY ROOM. The generous 17' SITTING ROOM with French doors opening to the garden, provides a welcoming space for relaxation, whilst the separate STUDY and formal DINING ROOM offer flexibility for both work and entertaining. A ground floor W.C adds convenience. Upstairs, FIVE SPACIOUS BEDROOMS are complemented by BESPOKE FITTED WARDROBES to the larger rooms, with a DRESSING ROOM and EN SUITE to the main bedroom, and EN SUITE to the guest bedroom. The family bathroom is beautifully appointed, offering both a separate shower and bath for ultimate comfort. A SUBSTANTIAL CONVERTED GARAGE, measuring approximately 397 sq. ft (stms), provides an ideal HOME OFFICE or STUDIO SPACE, perfectly suited for remote working or creative pursuits.



The FULLY LANDSCAPED GARDENS have been designed to maximise outdoor living, creating a CONTEMPORARY RETREAT for all seasons. A full-width PORCELAIN PATIO seamlessly extends the living space outdoors, providing an exceptional setting for al fresco dining, entertaining, or simply enjoying the tranquil surroundings.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Substantial High Specification Detached Family Home
- Over 2129 Sq. ft (stms) of Accommodation
- Overlooking Green Space to Front
- Grand Hall Entrance with Galleried Landing
- Approx. 397 Sq. ft (stms) of Converted Garage ideal as Home Office
- 23' Kitchen/Dining Room with Extensive Storage & Matching En Suite
- 17' Sitting Room with French Doors, Study & Dining Room
- Five Spacious Bedrooms with Bespoke Wardrobes & Two En Suites

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

An attractive lawned front garden enclosed with pristine hedging creates a welcoming entrance to the property with a central pathway taking you to the front door overlooking open green space. With a seating area opposite to enjoy the idyllic view, the driveway sweeps around creating parking, with an EV charger and access to the gated garden.

THE GRAND TOUR

Once inside, the grand hall entrance creates the ideal meet and greet space. The central set of stairs rise to the first floor galleried landing, with wood effect flooring flowing underfoot for ease of maintenance. Twin built-in storage cupboards sit to either side, with doors leading off to the kitchen and the three reception rooms. On your left hand side, the first reception room is currently used as a study with twin front facing windows offering panoramic views over the open green space. Whilst wood effect flooring continues to flow underfoot from the hall entrance. The main sitting room sits to the rear with full height windows and French doors opening up to the rear garden, with fitted carpet underfoot, ample space for soft furnishings and a further door taking you to the kitchen/dining room. Stretching across the rear of the property and flooded with natural light via the twin rear facing windows and French doors, the kitchen offers an extensive range of built-in storage with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven. Matching up-stands run around the work surface with a breakfast bar formed, with space for an American style fridge/freezer and integrated dishwasher. There is ample space for a dining table with a further built-in storage cupboard to one side. A door takes you to the adjacent utility room, finished in a matching style and providing further storage. A cupboard houses the wall mounted gas fired central heating boiler, whilst space is provided for a washing machine and tumble dryer. A useful ground floor W.C leads off the hall entrance, with a white two piece suite with tiled splash-backs and wood effect flooring. The final reception room creates the ideal snug or formal dining room with twin front facing windows overlooking the open green space, and wood effect flooring underfoot.

Heading upstairs, the galleried landing creates a fantastic centrepiece with ample room for a snug or study area, offering a further front facing window overlooking the open green space. This light, bright and inviting area includes a loft access hatch and built-in double airing cupboard. The main bedroom sits to the rear of the property with twin rear facing windows, fitted carpet underfoot and a walk-in dressing room with full height and full width built-in wardrobes with sliding mirror doors, and ample space for a dressing table. A private en-suite leads off with a luxury five piece suite including twin hand wash basins, panelled bath and a walk-in shower cubicle - all finished with tiled splash-backs, wood effect flooring and a heated towel rail.

The second bedroom sits to the front overlooking the open green space with fitted carpet underfoot and a range of bespoke built wardrobes. To one side a private en-suite leads off, ideal for guests, with a white three piece suite including a walk-in double shower cubicle and thermostatically controlled shower with tiled splash-backs, wood effect flooring and a heated towel rail. The remaining three bedrooms are all finished with fitted carpet and uPVC double glazing, with the two larger bedrooms including bespoke built-in wardrobes. Completing the property is the main family bathroom finished with an immaculately presented white four piece suite including a panelled bath and walk-in double shower cubicle, with tiled splash-backs, wood effect flooring and a heated towel rail.

FIND US

Postcode : NR14 7WG

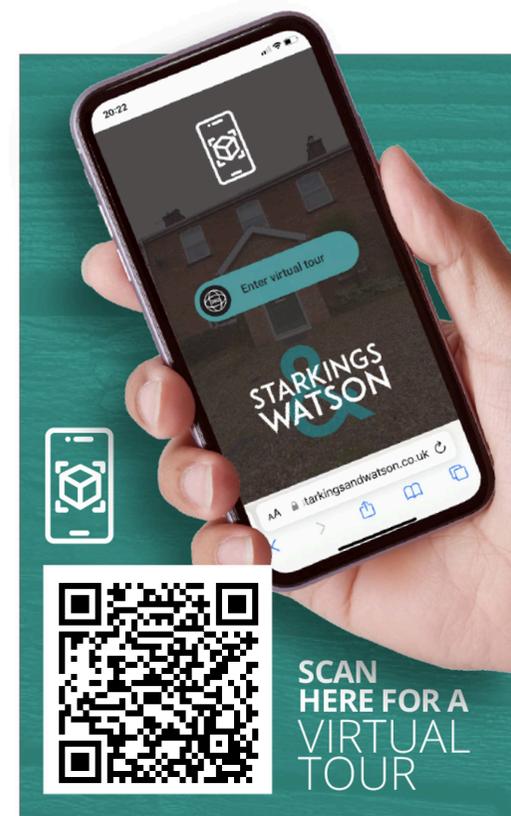
What3Words : ///mourner.rider.plan

VIRTUAL TOUR

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

AGENTS NOTES

Potential purchasers should be aware that a yearly estate charge is applicable.



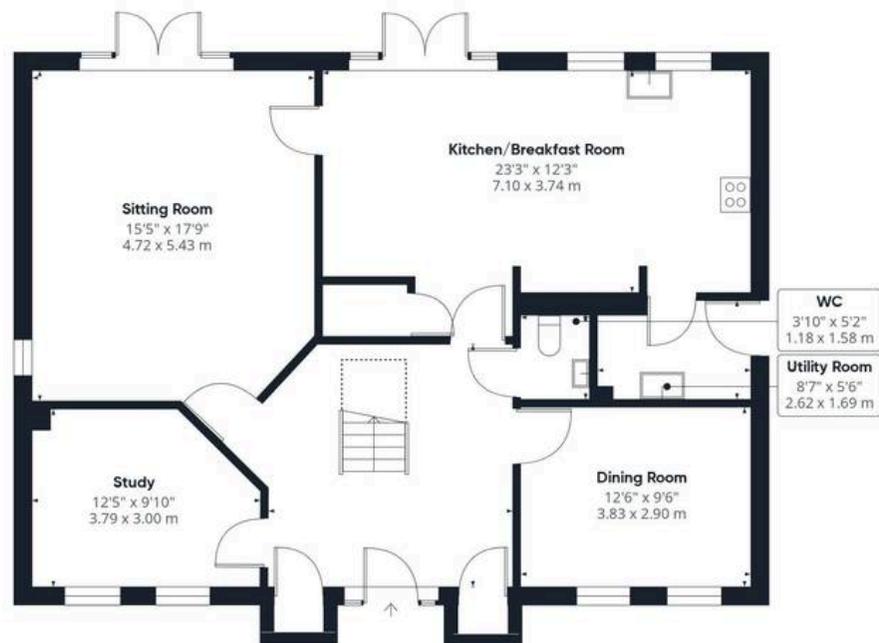




THE GREAT OUTDOORS

Heading outside the rear garden has been completely landscaped making use of its generous size and proportions, whilst enjoying enclosed timber fence boundaries and brick walling. Offering a high degree of privacy, the garden has mainly been laid to lawn and includes a full width porcelain patio leading from the two sets of French doors within the ground floor. With a gated access to the driveway and outside water supply, raised timber decking creates a seating area to the rear, with planted borders either side, and a large timber built shed offering storage. The garage has been converted to offer a large studio or gym space creating the ideal work from home environment, with wood effect flooring underfoot, air conditioning, French doors to side and recessed spotlighting.





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

2526 ft²
234.7 m²

Reduced headroom

13 ft²
1.2 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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