



Oaklands, Framingham Earl - NR14 7QS

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Oaklands

Framingham Earl, Norwich

This detached CHALET STYLE HOME presents a wonderful opportunity to acquire a SPACIOUS and VERSATILE HOME in a highly sought-after central location - close to local amenities. Offering approximately 1,520 sq. ft (stms) of well-arranged accommodation, the property has undergone EXTENSIVE PLUMBING UPGRADES with a NEW CENTRAL HEATING BOILER, pipe work and radiators in 2020, whilst being ideally situated within walking distance of local schooling and transport links, making it perfect for families and commuters alike. The heart of the home is a generous 21' DUAL ASPECT SITTING/DINING ROOM, featuring ample natural light and flexible living space for both relaxation and entertaining. The 12' KITCHEN is well-appointed with a BREAKFAST BAR and enjoys pleasant views over the rear gardens. With the potential for THREE or FOUR BEDROOMS, the layout can easily be adapted to suit a variety of lifestyle needs, with TWO DOUBLE BEDROOMS on the top floor, one leading off the hall entrance, and TWO ROOMS forming part of a former GARAGE CONVERSION which are currently used as a STUDY and GYM.

The property also benefits from an integral 15' GARAGE, which incorporates a practical utility space, and there are ENCLOSED GARDENS to both the front and rear, ensuring privacy and an attractive outlook from every room.

Council Tax band: D

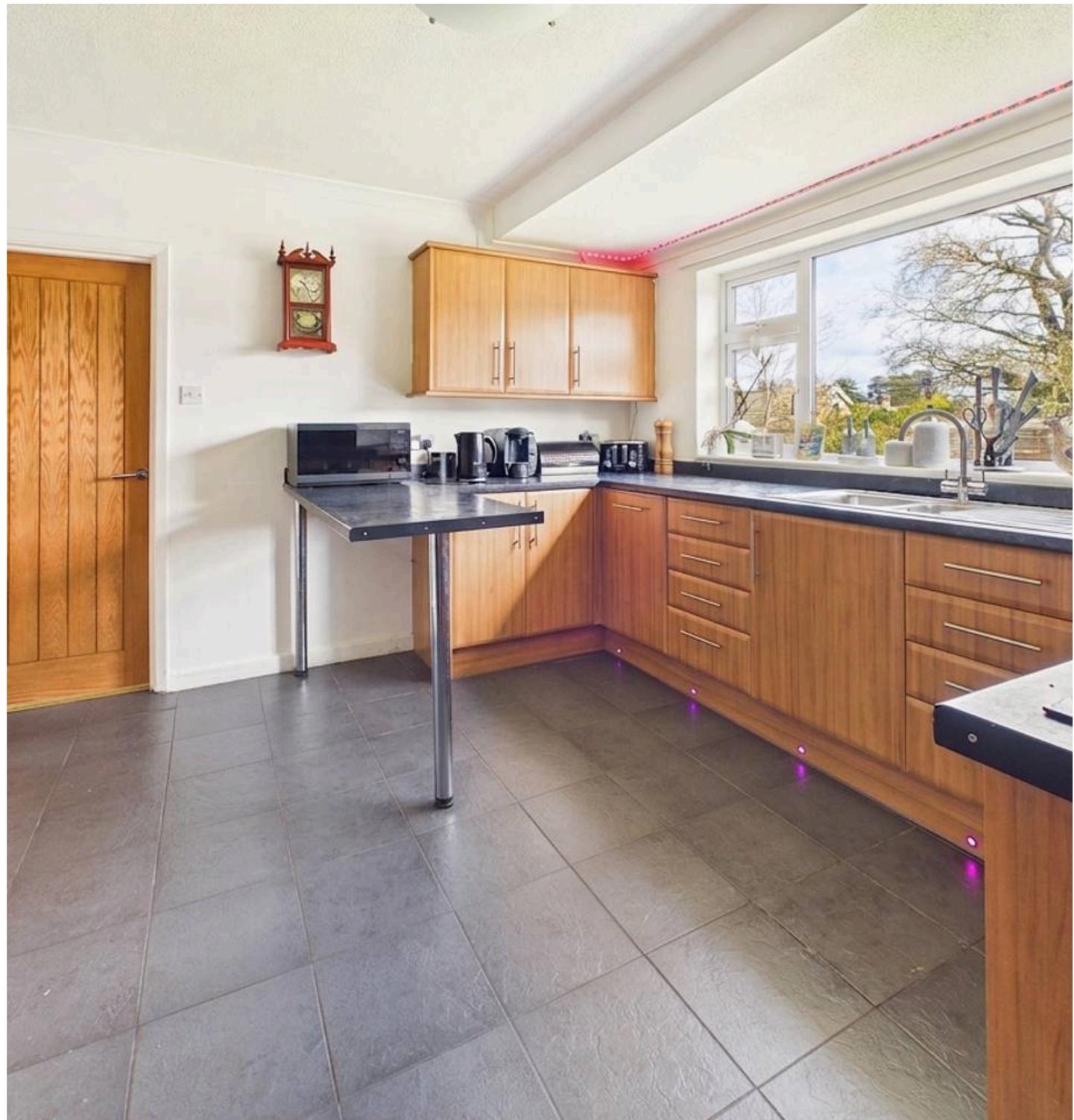
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Chalet Style Home in a Central Location
- Approx. 1520 Sq. ft (stms) of Accommodation
- Walking Distance to Schooling & Transport Links
- 21' Dual Aspect Sitting/Dining Room
- 12' Kitchen with Breakfast Bar & Garden Views
- Potential for Three/Four Bedrooms
- Enclosed Private Gardens to Front & Rear
- Integral 15' Garage with Utility Space

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 via a gated entrance, a shingle driveway offers off road parking and turning space, with access leading to the main property and adjoining double garage. The front gardens remain private and secluded with an area of lawn, wide variety of mature planting and shrubbery and space for a hot tub.

## THE GRAND TOUR

Heading inside, the hall entrance offers the ideal meet and greet space with stairs rising to the first floor landing, complete with wood effect flooring underfoot for ease of maintenance and a useful storage recess below. Doors lead off to the bedroom and living accommodation starting with the main sitting room to your left hand side, with dual aspect views to front and rear. This light and bright room offers a window to front and sliding patio doors to the rear, with a feature fireplace, air conditioning and continued wood effect flooring underfoot. Ample space is provided for soft furnishings and a dining table, with a door taking you to the adjacent kitchen. Fully fitted with a range of wall and base level units, integrated cooking appliances include an inset electric ceramic hob and built-in electric oven, with space provided for a fridge freezer, whilst the breakfast bar forms part of the work surface. A door takes you back into the hall entrance, with a door to the inner hallway where doors lead to the front and rear gardens, integral garage and potential ground floor bedroom or study space. Forming part of the original garage and offering huge potential for further conversion (stp), this ground floor room offers sliding patio doors to the rear garden, with wood effect flooring underfoot with an opening to a gym/study - also finished with wood effect flooring and a radiator.

From the main hall entrance, the ground floor bedroom or dining room can be found with wood effect flooring underfoot and a front facing window, served by the adjacent family bathroom which offers a white three piece suite with storage under the hand wash basin, shaped panel bath with mixer shower tap, tiled walls and flooring.

Heading upstairs, the carpeted landing includes a large built-in eaves storage cupboard with doors leading off to the two adjacent double bedrooms, both finished with uPVC double glazing to two aspects and a range of built-in storage cupboards.

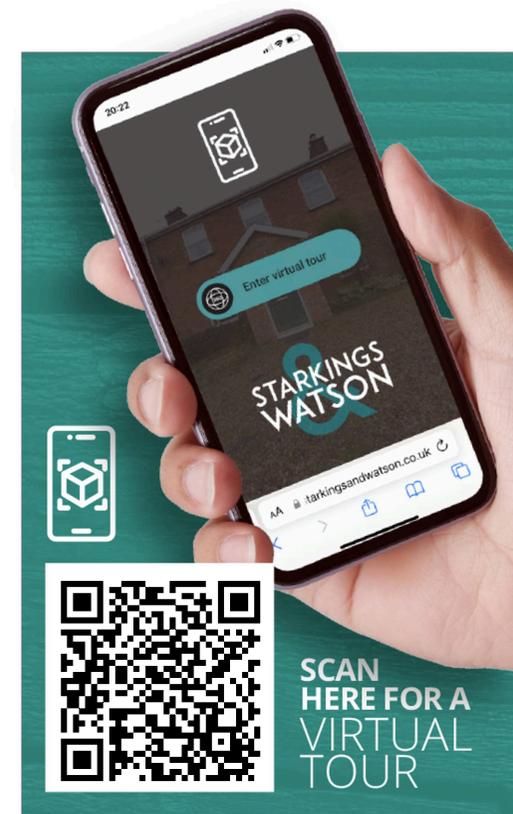
## FIND US

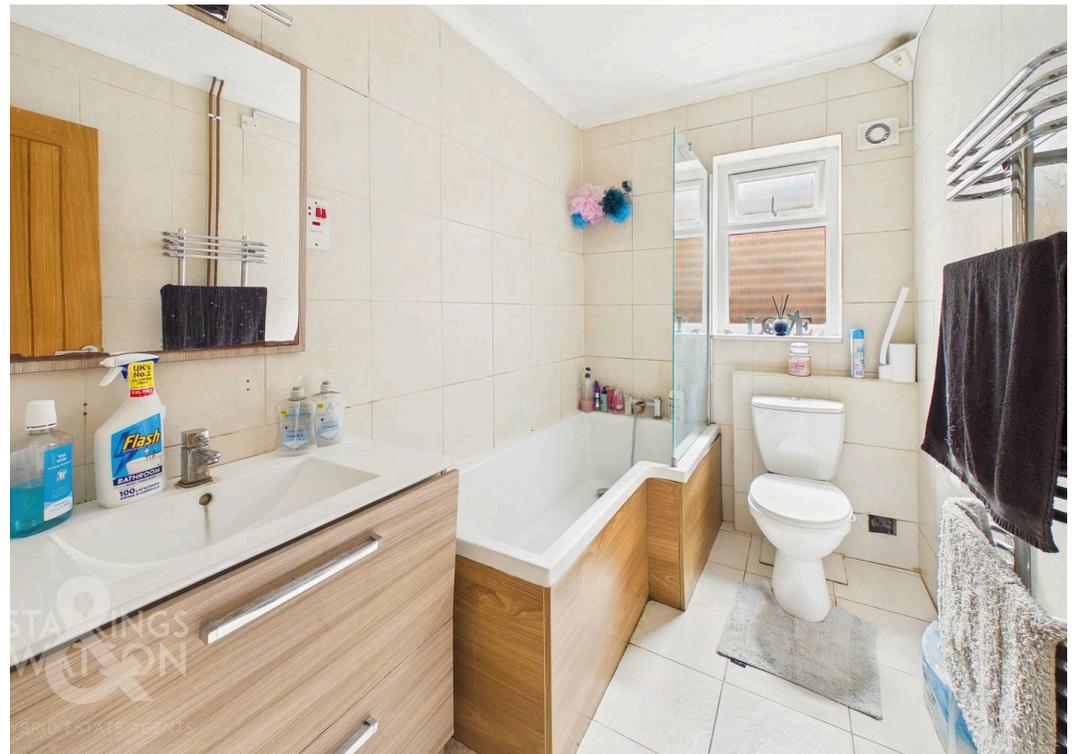
Postcode : NR14 7QS

What3Words : ///portable.scorecard.cold

## VIRTUAL TOUR

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



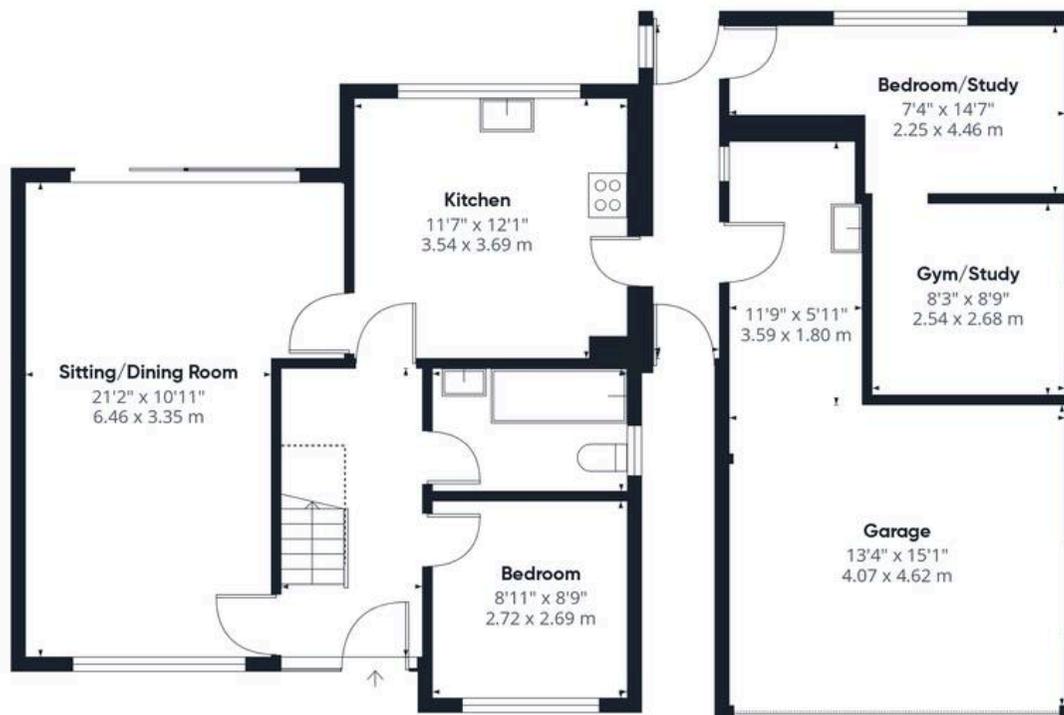




## THE GREAT OUTDOORS

Heading outside the rear garden offers an enclosed lawned expanse with timber panel fencing enclosing the boundaries. A raised patio seating area extends from the sitting room, with a timber decked seating area adjacent, and a wide variety of mature planting and shrubbery. Gated access leads to the side of the property and front driveway. The garage is accessed via an up and over door with ample parking and storage space, whilst a utility area has been created with a sink unit and space for general white goods including a washing machine.





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1520 ft<sup>2</sup>  
141.3 m<sup>2</sup>

**Reduced headroom**

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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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