

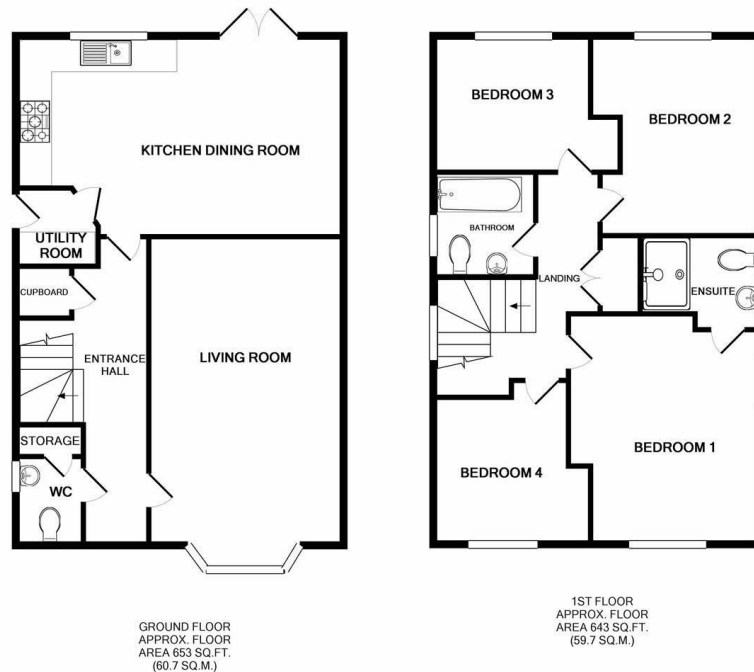


5 Framingham Crescent | Poringland | Norwich | NR14

Price Guide £375,000

GUIDE PRICE: £375,000 - £400,000 **DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN** Gilson Bailey are delighted to present this stunning modern four-bedroom detached family home, perfectly positioned in the highly sought-after village of Poringland. Designed with modern living in mind, the property offers a welcoming entrance hall, bright and spacious lounge, impressive open-plan kitchen/diner, handy utility room and ground floor WC. Upstairs, four well-proportioned bedrooms and a family bathroom are complemented by a luxury en-suite shower room to the principal bedroom. Outside, the home is further enhanced by a generous driveway providing ample off-road parking, a single garage and a large private rear garden – ideal for family life and entertaining. Finished to a high standard throughout and offered with no onward chain, this exceptional home combines contemporary style with practical family living. An outstanding opportunity not to be missed – early viewing is highly recommended.





TOTAL APPROX. FLOOR AREA 1296 SQ.FT. (120.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Location

The popular village of Poringland, lies to the south of Norwich, offering a full selection of amenities including schooling, shops, popular local pubs, restaurants and great access to the A47 Southern Bypass. There are also good links to the University of East Anglia, Norfolk & Norwich University Hospital, A11 and public transport links in and out of the City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Part glazed front door to entrance hall, quality laminate floor, built in storage cupboard, stairs to first floor, radiator.

WC

Suite in white comprising WC and wash basin. Laminate floor, frosted window, radiator, built in storage cupboard.

Lounge 17'8" x 11'1"

Large 18ft long living room with bay window which allows much natural light in providing the room with a bright and welcoming feel. TV / BT points, radiator.

Kitchen/Diner 19'8" x 12'3"

Superb kitchen dining room with ample storage and work surface. Appliances include 5 burner gas hob, double oven, cooker hood, integrated dishwasher and fridge/freezer. Quality laminate floor, dining area, glazed double doors to garden.

Utility Room 5'6" x 4'11"

Separate utility room with additional storage and work surface. Space and plumbing for additional appliances, door leading to driveway.

Bedroom One 13' 8" x 10' 7"

Master bedroom, double aspect windows, TV point, radiator, door to en-suite shower room.

En-Suite

Modern white suite comprising double sized shower cubicle, WC and wash basin. Heated towel rail, frosted window.

Bedroom Two 10' 11" X 10' 5"

Second double bedroom, rear aspect window over looking the garden. Radiator.

Bedroom Three 10' 10" x 7' 5"

Third double bedroom, rear aspect window overlooking the garden. Radiator.

Bedroom Four 10' 9" x 6' 10"

Good sized fourth bedroom, front aspect window, BT point, radiator.

Bathroom

Modern white suite comprising bath with electric shower over, WC and wash basin. Heated towel rail, frosted window.

Garage & Drive

Larger than average brick built garage with up & over door, power and light. Private driveway parking for at least 2 cars.

Garden

Fully enclosed private garden, mainly laid to lawn with patio area, gate leading to driveway.

Local Authority

South Norfolk Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains Gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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