

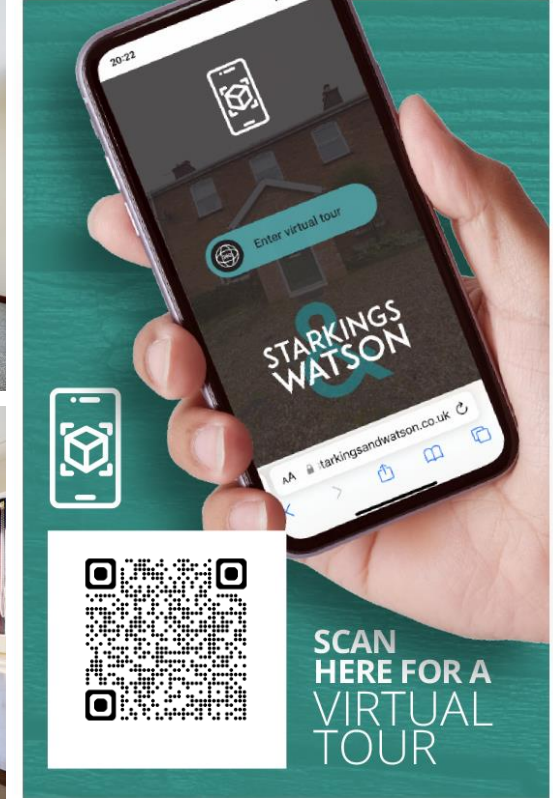
SAXONFIELDS

Poringland, Norwich NR14 7JE

Energy Efficiency Rating : D

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PROPERTY
TO LET



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**STARKINGS
WATSON**

- Detached Family Home
- Two Reception Rooms
- Hall Entrance with Cloakroom
- Three Bedrooms
- Wet Room
- Wrap Around Lawned Gardens
- Close to Local Amenities
- Parking & Garage

IN SUMMARY

This detached family home occupies a PRIME POSITION close to local amenities and SCHOOLING, with WRAP AROUND GARDENS to side and rear. The property is an ideal FAMILY HOME, with gas fired central heating and uPVC double glazing installed. With a TRADITIONAL LAYOUT, the HALL ENTRANCE leads to the W.C, KITCHEN and SITTING ROOM, with the dining room beyond. Upstairs, THREE BEDROOMS lead off the landing, with a WET ROOM shower room. The INTEGRAL GARAGE offers useful storage. Outside, PARKING can be found to front, whilst LAWNED GARDENS wrap around the property, with a WALLED and HEDGED backdrop.

SETTING THE SCENE

From the road, a low maintenance shingled garden can be found, with mature hedging, adjacent hard standing driveway, and access to the garage, gardens and main property.

THE GRAND TOUR

Heading into the sitting room, fitted carpet runs under foot, with the stairs rising to the first floor and a storage cupboard below. Doors lead off, starting with the W.C - finished with a two piece suite and tiled splash backs. The sitting room is opposite, with fitted carpet, and a feature fire place with a gas fire. Views can be enjoyed to front, with an opening to the dining room and window to rear. There is potential to open plan the kitchen and dining room spaces, with the kitchen currently offering a serviceable range of wall and base level units, with space for white goods and a gas cooker. A door leads from the kitchen, into the garden. Heading upstairs, the landing includes built-in storage, with three bedrooms leading off, with a range of wardrobes, and a wet room shower room with tiled splash backs.

THE GREAT OUTDOORS

Enclosed with timber panelled fencing, brick walling and mature hedging, this green and inviting garden space wraps around the property with a lawn, and a various mature planting. There is huge potential to capitalise on the existing planting, whilst gated access leads to front, and a hard standing patio leads from the rear kitchen door. The garage offers a door to front and rear, power and lighting.

OUT & ABOUT

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



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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.

FIND US

Postcode : NR14 7JE

What3Words : ///grub.faced.intention

VIRTUAL TOUR

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

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

Price:



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Approximate total area^m
 1026.57 ft²
 95.37 m²

(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.