

PIGOT LANE

# Framingham Earl, Norwich NR14 7PX

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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- Rarely Available Location
- Period Style Semi-Detached Home
- Extended & Modernised Layout
- Bay Fronted Sitting Room with Open Fire
- Dining Room & Garden/Family Room
- Kitchen/Breakfast Room with Island
- Three Spacious Double Bedrooms
- Generous Private Garden & Ample Parking

#### IN SUMMARY

Occupying a RARELY AVAILABLE LOCATION this EXTENDED semi-detached PERIOD HOME offers OVER 1800 Sq. ft (stms) of accommodation, with a STUNNING OPEN PLAN LAYOUT, and three reception rooms - all offering a different STYLE and FEEL. Within WALKING DISTANCE to local AMENITIES but enjoying a NON-ESTATE LOCATION on the fringes of the village, the property offers EXTENSIVE PARKING and GARDENS. Heading inside, a welcoming ENTRANCE HALL leads to the BAY FRONTED sitting room with its feature fire place. The KITCHEN has been EXTENSIVELY RE-FITTED to include a CENTRAL ISLAND and SOLID WOOD WORK SURFACES, with an open plan DINING ROOM and the IMPRESSIVE recently added GARDEN/FAMILY ROOM with UNDERFLOOR HEATING and a WOOD BURNER - sitting down to enjoy the LIGHT and BRIGHT SPACE, your eyes are DRAWN across the GARDEN. A cloakroom and well fitted UTILITY ROOM completes the downstairs. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with a MODERN SHOWER ROOM and FAMILY BATHROOM.

#### SETTING THE SCENE

Pigot Lane sits on the fringes of the village, with the property set back from the road, surrounded by greenery to ensure a leafy setting. A sweeping driveway allows for ample parking, with hedge and fenced boundaries.

#### THE GRAND TOUR

Starting in the main entrance hall, a wood floor extends throughout with the stairs rising to the first floor and built-in storage below. The first door leads you to the original bay fronted sitting room, finished with fitted carpet and an open fire place. The kitchen is next which connects to the remaining reception spaces. Having been extensively refurbished, tile flooring runs under foot, whilst a range of cupboards are complimented by a central island, all finished with solid wood work surfaces. Space is provided for a Range style cooker and American style fridge/freezer, whilst the dishwasher is built-in. Further built-in storage can be found, with windows to side and rear and a useful secondary front door for everyday use. The dining room is adjacent, and also open plan to the newly extended garden/family room, finished with velux windows to ensure maximum natural light. With full height windows to rear for garden views, the garden/family room offers under floor heating and a wood burner. Back from the kitchen, a rear hall leads to a W.C and well fitted utility room with extensive storage and space for laundry appliances. Heading upstairs, the spacious landing offers a window to side, with doors to three double bedrooms, including the



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original bay fronted main bedroom. A modern family bathroom offers a W.C, wall mounted hand wash basin and tiled double ended bath. The shower room is a great added extra for a growing family, with tiled splash backs and flooring.

#### THE GREAT OUTDOORS

The rear garden offers a landscaped space with a range of fenced and hedged boundaries for privacy. Starting with a large patio area with space for potted plants, opening to the central lawn and further decked seating area adjacent to the summer house. Various outbuildings offer storage.

#### OUT & ABOUT

Situated within the highly sought after South Norwich village of Framingham Earl/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.

#### FIND US

Postcode : NR14 7PX

What3Words : ///exhales.sues.browser

#### 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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**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.

(1) Excluding balconies and terraces

**Approximate total area (1)**

1805.99 ft<sup>2</sup>  
167.78 m<sup>2</sup>