

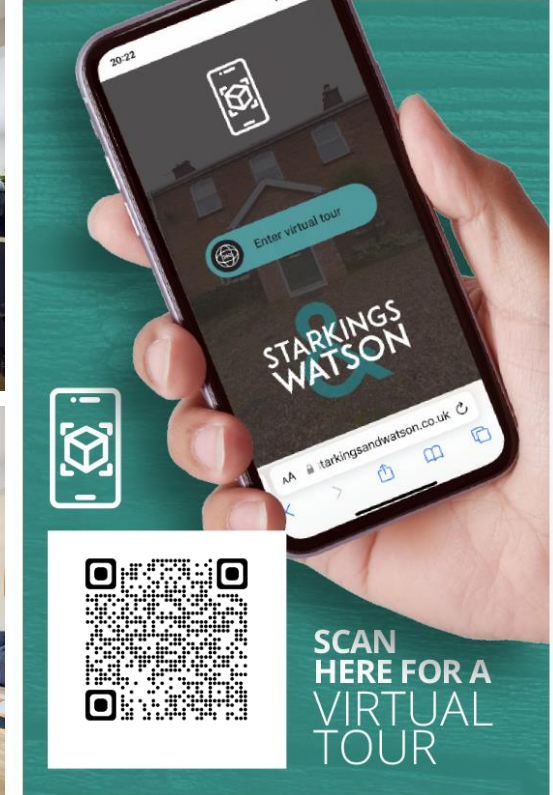
COLLINGWOOD CLOSE

Poringland, Norwich NR14 7WN

Freehold | Energy Efficiency Rating : C

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

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**STARKINGS
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- No Chain!
- Highly Sought After Cul-De-Sac Setting
- Substantial Detached Family Home
- Dual Aspect Sitting Room
- Newly Fitted Kitchen With Island
- Four Double Bedrooms
- Two En-Suites & Family Bathroom
- Double Garage & Driveway

IN SUMMARY

NO CHAIN. Having been UPDATED and MODERNISED, this 1780 Sq. ft (stms) detached family home offers a STUNNING OPEN PLAN KITCHEN/DINING ROOM, with a CONTEMPORARY DECOR, flexible living spaces and a LARGE LAWNED GARDEN. With a CENTRAL ISLAND and integrated NEFF APPLIANCES, the KITCHEN has had no expense spared, with a MATCHING UTILITY ROOM also installed. Once inside, a SPACIOUS PORCH and HALL ENTRANCE create an UNRIVALED and WELCOMING ENTRANCE, with DOUBLE DOORS into the KITCHEN/DINING SPACE, and further doors to the DUAL ASPECT SITTING ROOM, ground floor FAMILY ROOM/bedroom, and cloakroom. With FLEXIBLE and VERSATILE USES there is ample space for home working or an extended family. The first floor includes FOUR DOUBLE BEDROOMS, ALL built with FITTED WARDROBES, TWO EN SUITE shower rooms and a family bathroom. To the outside, a good sized DRIVEWAY leads to the oversized DOUBLE GARAGE.

SETTING THE SCENE

Situated in a sought after cul-de-sac setting, a lawned frontage with mature trees and low level hedging creates an inviting entrance. A central foot path leads to the main entrance, with a brick weave driveway providing parking for at least four vehicles, and access to the double garage.

THE GRAND TOUR

With shutters to the front windows, the porch entrance is a great space with wood effect flooring running under foot. An arch opens to the main hallway space with the stairs heading up to the first floor, and storage built-in under. A further cloaks storage cupboard can be found to the left. The sitting room is located opposite, with under floor heating running through the ground floor, with fitted carpet, window shutters and uPVC double glazed French doors to the rear garden. The kitchen/dining room is now a modernised open plan space with double doors from the hall entrance. With a striking design, this open plan space allows room for soft furnishings and a dining table, whilst French doors head out to the garden. A central island creates an eye catching centre point with composite work surfaces and space to sit at the island. Integrated appliances include an electric oven and induction hob, with full height fridge and freezer, and a dishwasher. Wood effect flooring runs underfoot, with under floor heating. No expense has been spared, with the utility room offering a matching quality and finish, with an integrated washing machine, and the wall mounted gas fired central heating boiler. Also off the hall



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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entrance you can find the cloakroom and family room/bedroom opposite - also an ideal home office or study with extra plug points installed. Heading upstairs, further storage is built-in on the landing. All four double bedrooms upstairs include built-in wardrobes, with two en suites and a family bathroom. All of a similar style and design, there is built-in storage and tiled splash backs.

THE GREAT OUTDOORS

Heading outside, the rear garden offers a large central lawn, with a patio and timber decked seating area. Enclosed with timber panelled fencing, a planted bed runs around to the side and rear, with huge potential for further landscaping. Gated access leads to the front driveway, with the garage offering a door to side, up and over door to front, storage above, power and lighting.

OUT & ABOUT

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

FIND US

Postcode : NR14 7WN

What3Words : ///judges.texted.whizzing

VIRTUAL TOUR

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



Approximate total area⁽¹⁾

1780.61 ft²
165.42 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.