

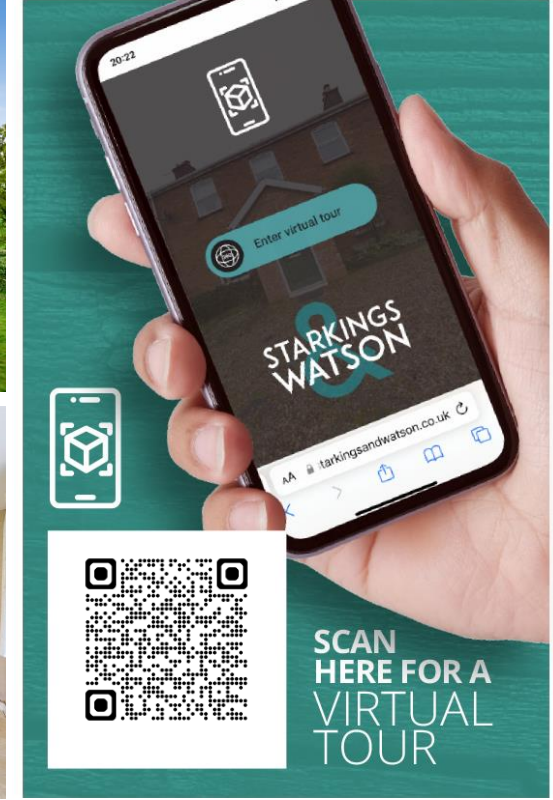
THE GROVE

Poringland, Norwich NR14 7TR

Freehold | Energy Efficiency Rating : E

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Subject to Agricultural Occupancy Restriction
- No Chain!
- Detached Bungalow
- Potential to Update & Modernise
- 18' Kitchen/Dining Room & Utility
- Two Bedrooms
- Approx. 0.97 Acre Plot (stms)
- Double Garage & Gated Drive

IN SUMMARY

SUBJECT to an AGRICULTURAL OCCUPANCY RESTRICTION. NO CHAIN. Sitting on a 0.97 acre plot (stms), this DETACHED BUNGALOW requires UPDATING and MODERNISATION, sitting to the front of the plot, with a GATED DRIVEWAY and LARGE EXPANSES of LAWN. Extending to over 1640 Sq. ft (stms) of accommodation, the internal space is VERSATILE and FLEXIBLE, giving various options to a new buyer. From the driveway, a 22' SUN ROOM creates a large entrance space, leading to a shower room, and 15' UTILITY ROOM. The KITCHEN/DINING ROOM extends to over 18' with PANORAMIC GARDEN VIEWS and ample room for a table and soft furnishings. The inner hall leads to the 19' BEDROOM which was an original bedroom, second bedroom, SHOWER ROOM and 20' SITTING ROOM which could be converted into two bedrooms. A CONSERVATORY leads off, extending the living space. OUTSIDE, the GARDENS include a DOUBLE GARAGE, driveway and various outbuildings.

SETTING THE SCENE

Double timber gates open to a large hard standing driveway, with ample parking and turning space. Access leads to the double garage, with gardens to front and gated access to the rear.

THE GRAND TOUR

Heading inside via the rear sun room, a large reception space also acts as a porch entrance, with far reaching garden views, French doors to rear, and doors leading off. A lobby area is first, with a walk-in shower, which is perfect for the family pet and after time in the garden. The utility room is adjacent, with a range of wall and base level units, built-in pantry storage, and the oil fired central heating boiler. A door leads to the inner hall which provides access to the bedroom accommodation, whilst the kitchen sits to the rear. With a further range of wall and base level units, there is ample space for white goods, and three windows to side and rear, creating a picture window to rear with panoramic views. The inner hall leads to the bedroom and living accommodation which is all extremely versatile. The original sitting room is now used as a double bedroom with dual aspect windows and a feature fire place. The inner hall is carpeted and includes storage, with a door to the smallest of the bedrooms and further wet room with tiled splash backs. Originally two separate rooms, the main sitting room is now enjoying views to front and rear, with a feature fire place, whilst French doors open to a conservatory, with views to front, side and rear, and French doors onto the garden.



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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 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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THE GREAT OUTDOORS

The gardens are mainly laid to lawn, with a range of fenced and hedge boundaries. Various planting can be found throughout the garden, stretching to the front, side and rear. Double timber gates can be found to the far corner, whilst various outbuildings include a brick built store, timber shed, greenhouse and the double garage.

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 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 7TR

What3Words : ///lessening.forwarded.joints

VIRTUAL TOUR

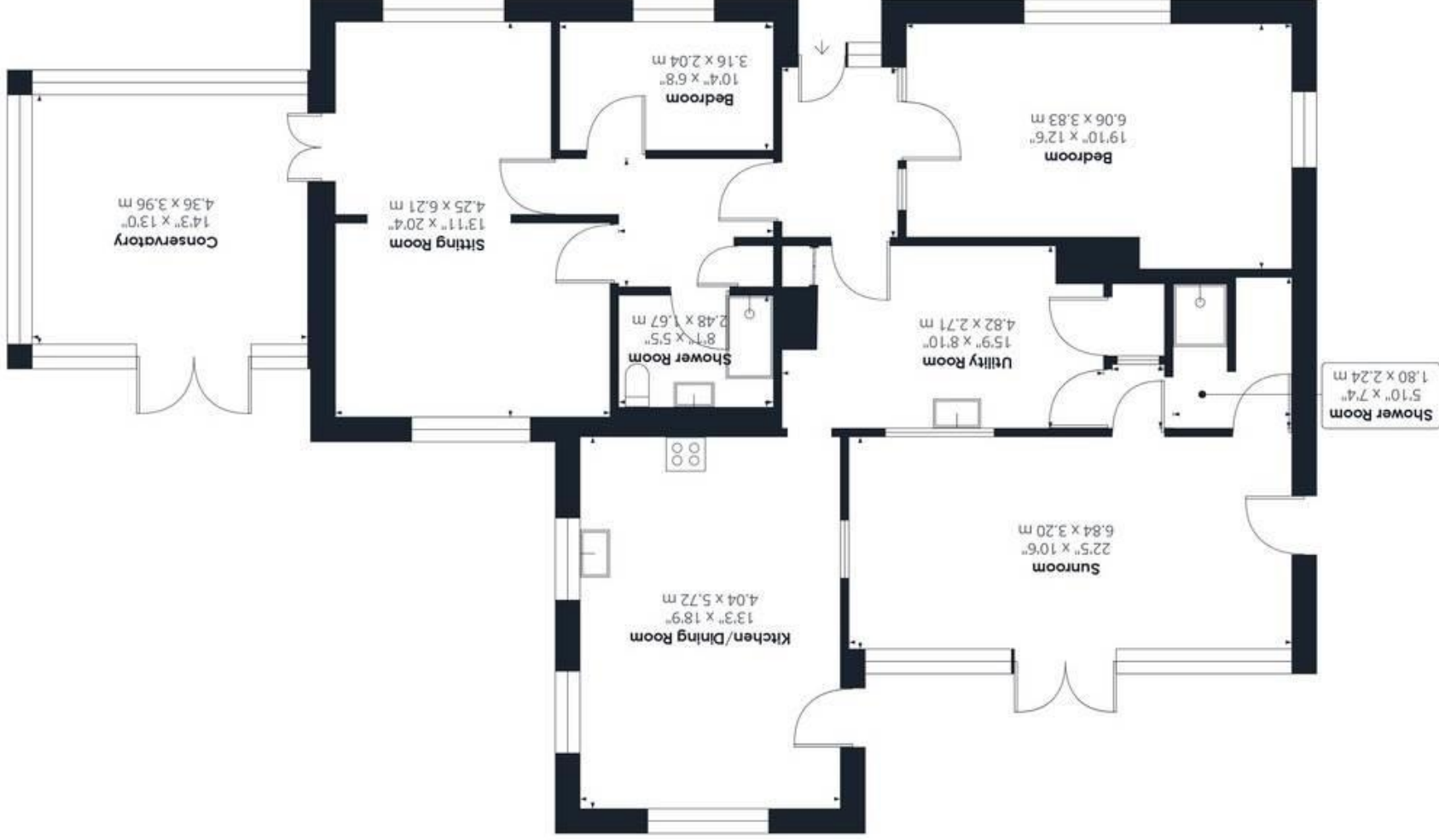
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is subject to an agricultural occupancy condition and can only be occupied by someone who is or has been involved in agriculture or forestry. An uplift clause will be applied to the property should any further residential development be successful resulting in any additional dwellings being built. The property uses a private septic tank drainage system.

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™
1642.26 ft²
152.57 m²