

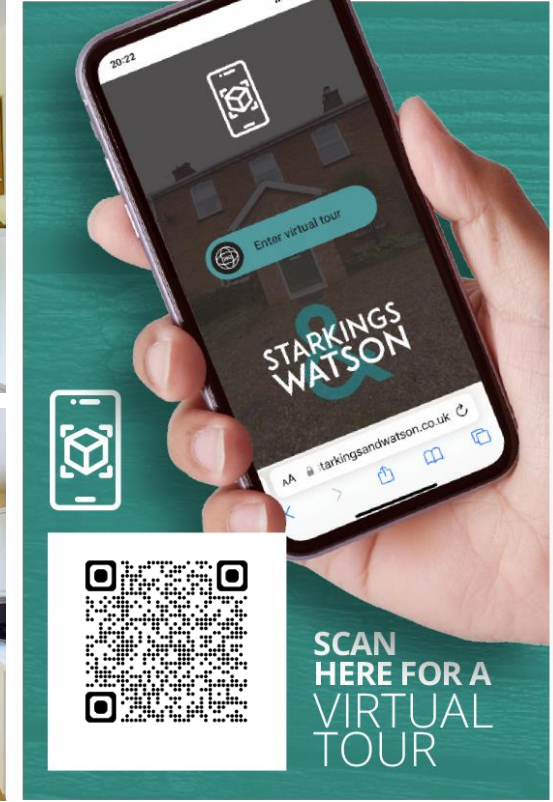
MEADOW WAY

# Poringland, Norwich NR14 7LZ

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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- Extended Detached Family Home
- Substantial Sweeping Plot
- Garage & Driveway
- Three Reception Rooms
- Kitchen/Dining Room
- Utility Room & Separate Boot Room
- Five Bedrooms
- En Suite, Family Bathroom & Cloakroom

### IN SUMMARY

With OVER 1800 Sq. ft (stms) of accommodation, this DETACHED FAMILY HOME enjoys a TUCKED AWAY POSITION with LARGE GARDENS. The overall plot totals 0.23 ACRES (stms), with off road parking and a GARAGE to front. The layout is HUGELY FLEXIBLE, centred from the entrance PORCH, W.C and HALL which doubles as a further study or family space. The 18' SITTING ROOM leads off with a DUAL ASPECT and FRENCH DOORS to rear, whilst being centred on the CAST IRON WOODBURNER. The STUDY is tucked away off the hall, with the 22' KITCHEN/DINING ROOM including an ISLAND and part-vaulted ceiling with VELUX WINDOWS. The UTILITY ROOM and adjacent BOOT ROOM complete the property. Upstairs, FIVE BEDROOMS lead off the landing, with the main bedroom enjoying BUILT-IN WARDROBES and an EN SUITE SHOWER ROOM, and a further family bathroom. Heading outside, the GARDENS offer a WEALTH of PLANTING, whilst wrapping around to the side and rear, including a wildlife POND and SUMMER HOUSE.

### SETTING THE SCENE

Tucked away in the corner, a double tarmac driveway offers parking, with access to the adjoining garage. The front garden is a mixture of raised sleeper beds with planting and shingle. Gated access leads to the garden, with a pathway to the front door.

### THE GRAND TOUR

The front door leads into the tiled entrance porch, with a door to the hall and the adjacent W.C - complete with a two piece suite and tiled splash backs. The hall is a versatile space with wood effect flooring, stairs to the first floor, and ample space for a study space or family room. The main rooms lead off, starting with the sitting room which is focused on the feature fireplace with a cast iron woodburner. Dual aspect windows face to front and rear, with French doors onto the garden. The study leads off the hall, with wood effect flooring and a large low level window to enjoy views across the gardens. Double doors lead from the hall and open up into the kitchen/dining room - an expansive room set under a part vaulted ceiling with velux windows for excellent natural light. The kitchen units run around in an L-shape, with contrasting work surfaces on the main units and island. Integrated appliances include the gas hob and electric oven and microwave combination, whilst a fridge freezer and dishwasher are also built-in. Views can be enjoyed across the garden, with doors to the boot room which provides storage and garden access, and to the utility room where you can find further storage and space for



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laundry appliances. Upstairs, the landing offers built-in storage and loft access hatch, with doors to the five bedrooms - three of which include built-in storage. The main bedroom is carpeted and enjoys a window to side, with a door to the en suite which is finished with a four piece suite including a double shower cubicle. The family bathroom offers a modernised suite including storage under the sink and an Aqualisa power shower over the bath.

### THE GREAT OUTDOORS

Heading outside the garden offers wrap around lawned gardens, with various planted beds, feature wildlife pond, enclosed timber panelled fencing and mature borders. Various trees offer a green and leafy setting, whilst a timber shed and summer house offer storage. The garage offers a rear access, up and over door to front, 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 Norwich. Still a rural village, various walks and parks can be enjoyed, with other villages and hamlets close by offering further walks and public houses.

### FIND US

Postcode : NR14 7LZ

What3Words : ///incur.scarf.cool

### VIRTUAL TOUR

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

### AGENTS NOTE

The land registry title for the property and garden is held across two title deeds.

**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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Ground Floor



Floor 1

Approximate total area<sup>m</sup>

1826.07 ft<sup>2</sup>

169.65 m<sup>2</sup>

Reduced headroom

13.11 ft<sup>2</sup>

1.22 m<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

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

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