

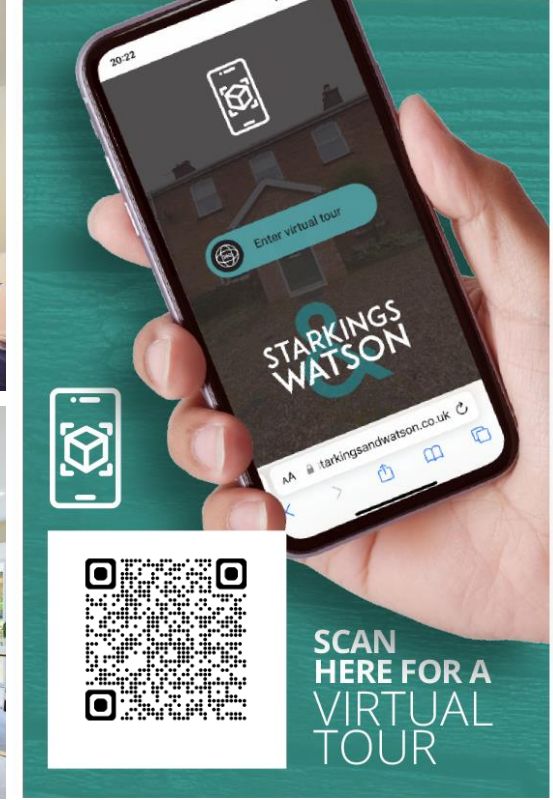
ELLIS MEAD

Poringland, Norwich NR14 7WX

Freehold | Energy Efficiency Rating : A

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FOR SALE PROPERTY



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- Overlooking Open Green Space
- Over 1880 Sq. ft (stms) of Accommodation
- Solar Panels Installed
- Fully Landscaped Gardens
- Three Reception Rooms
- L-Shaped Kitchen/Dining Space
- Five Bedrooms
- Two En Suites & Family Bathroom

IN SUMMARY

OVERLOOKING OPEN GREEN SPACE, this EPC 'A' Rated, detached family home extends to over 1880 Sq. ft (stms) with a STUNNING INTERIOR which is DRESSED to IMPRESS, along with a FULLY LANDSCAPED REAR GARDEN and SOLAR PANELS. The position is impeccable, with a HIGH QUALITY INTERIOR which is flexible for family living. The GRAND HALL ENTRANCE gives a hint to the GALLERIED LANDING above, with doors to the W.C, study, 17' SITTING ROOM with FRENCH DOORS to the garden, and 12' BAY FRONTED DINING ROOM. The KITCHEN/DINING SPACE is a large L-SHAPE ROOM with a CENTRAL ISLAND and door to the UTILITY ROOM. With a NEUTRAL DECOR, wood flooring runs through most of the ground floor. Upstairs, the GALLERIED LANDING leads to FIVE BEDROOMS, with TWO including EN SUITES, and a further family bathroom. The REAR GARDEN is surprisingly PRIVATE, with a FULLY LANDSCAPED SPACE including PATIO and areas of lawn. A gate leads to the OVERSIZED DOUBLE GARAGE with an ELECTRIC CAR CHARGER installed.

SETTING THE SCENE

Fronting open green space, the front garden is laid to lawn and enclosed with low level hedging. The brick weave driveway sweeps around to the side, with an electric car charger and access to the double garage.

THE GRAND TOUR

Heading inside, the hall entrance offers a large welcoming space, with the galleried landing above. Oak wood flooring runs underfoot, with a built-in storage cupboard under the stairs. Doors lead off to the main living rooms, starting with the dining room, with wood flooring, door to the kitchen and a bay window to front which enjoys the view over green space. The cloakroom sits opposite, with a modern white two piece suite for your convenience. The study also leads off the hall entrance, currently used as a gym, with wood flooring and a window to front. To the rear is the sitting room, with views over the rear garden through the French doors, whilst wood flooring also runs underfoot. The L-shaped kitchen/dining room is an open plan family friendly living space, with an L-shape arrangement of cupboards and a central island. An electric induction hob includes an extractor fan above, with an eye level electric oven and microwave combination built in. Further appliances include an integrated fridge freezer and dishwasher. The walk-in bay to the rear of the room floods the room with light, whilst making an ideal feature to house the dining table. A double storage cupboards leads off, with a door to the dining room and utility room - including a built-in washing



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machine. Upstairs, the galleried landing includes built-in storage and leads to all five bedrooms. The main bedroom includes a run of built-in mirrored wardrobes, with views over the green space, along with an en suite bathroom which includes a shower cubicle, tiled splash backs and heated towel rail. The guest bedroom is also en suite, with a contemporary shower room including a double shower and tiled splash backs. The family bathroom is a similar style, also with a four piece suite to include a separate shower and bath.

THE GREAT OUTDOORS

Outside, the garden has been fully landscaped to include a main lawned area, with a series of timber sleepers which create a shingled seating area and patio. A wildlife pond creates a feature to the side, with a range of well stocked beds to all sides, and a greenhouse tucked away to the rear of the garage. A timber gate leads to the driveway, with a side access door in the double garage, with up and over doors 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 7WX

What3Words : ///oldest.custodial.trash

VIRTUAL TOUR

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

AGENTS NOTE

An annual service charge is due for the upkeep of the communal green space

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™
 1881.83 ft.²
 174.83 m.²

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.

