

FRAMINGHAM CRESCENT

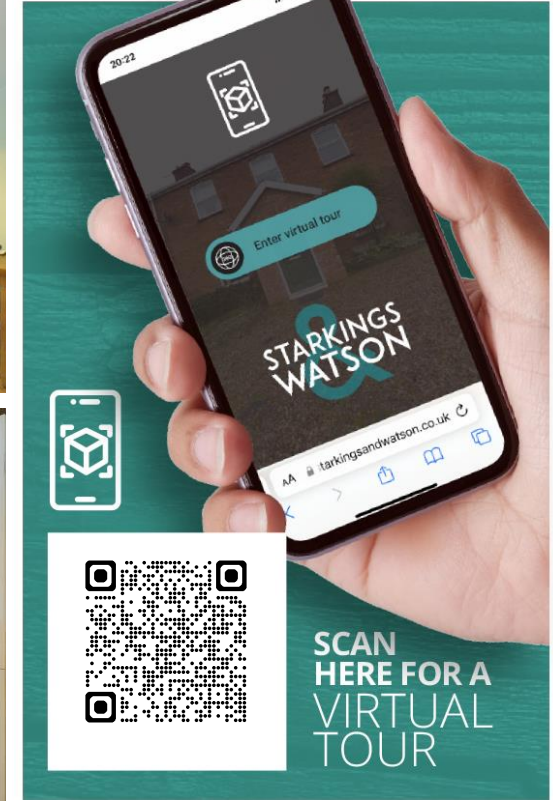
Poringland, Norwich NR14 7TT

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- No Chain!
- Modern Semi-Detached Home
- Garage Driveway
- Entrance Hall & Cloakroom
- Sitting/Dining Room with French Doors
- Kitchen/Dining Room with Appliances
- Three Bedrooms
- Non-Overlooked Garden

IN SUMMARY

NO CHAIN. Built in 2016, this well maintained semi-detached home offers an amazing plot with PRIVATE LANDSCAPED GARDENS boasting a green outlook and NON-OVERLOOKED REAR ASPECT, DRIVEWAY and an OVER SIZED GARAGE. The property offers uPVC DOUBLE GLAZING and gas fired central heating, with the ground floor accommodation comprising a HALL ENTRANCE, cloakroom, spacious sitting/dining room with FRENCH DOORS to the garden, and OPEN PLAN KITCHEN/BREAKFAST ROOM. To the upstairs, stairs lead to a spacious landing with further storage, and THREE BEDROOMS including two with BUILT-IN WARDROBES, the main bedroom with EN SUITE SHOWER ROOM and further family bathroom. An ideal family home given the spacious dimensions, the property is presented in move-in condition.

SETTING THE SCENE

Sitting on a development of similar properties, and opposite green space, the property includes off road parking to the front, garage access and a pathway to the front door.

THE GRAND TOUR

Stepping inside, the hall entrance is carpeted, with the stairs rising to the first floor. The W.C leads off to the left, with a white two piece suite and tiled splash backs. The kitchen/breakfast room sits opposite, with a range of units to both sides, wood effect work surfaces and the feature bay window to front. Appliances include a gas hob, eye level electric oven, integrated fridge freezer, dishwasher and washing machine. Doors lead from the hall and kitchen, providing access to the garden, with wood effect flooring, ample room for soft furnishings and a dining table, and a useful storage cupboard. Full height windows and French doors flood the room with light. Heading upstairs, the landing is carpeted, includes storage and a loft access hatch above. The three bedrooms are finished with carpet, whilst the smaller includes a wardrobe, and the largest offers a walk-in wardrobe. The en suite also serves the main bedroom - complete with a double shower as part of the three piece suite and heated towel rail. The family bathroom, is a similar style, with a three piece suite, tiled splash backs around the bath and a heated towel rail.

THE GREAT OUTDOORS

The rear garden remains extremely private due to the timber panelled fencing and the neighbours fencing. Mainly laid to grass, a patio extends off the back of the house, leading to the garage and workshop.



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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 7TT

What3Words : ///bathtubs.windmills.scarred

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 on the development.

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^m
 1095.46 ft²
 101.77 m²

HYBRID ESTATE AGENTS
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