

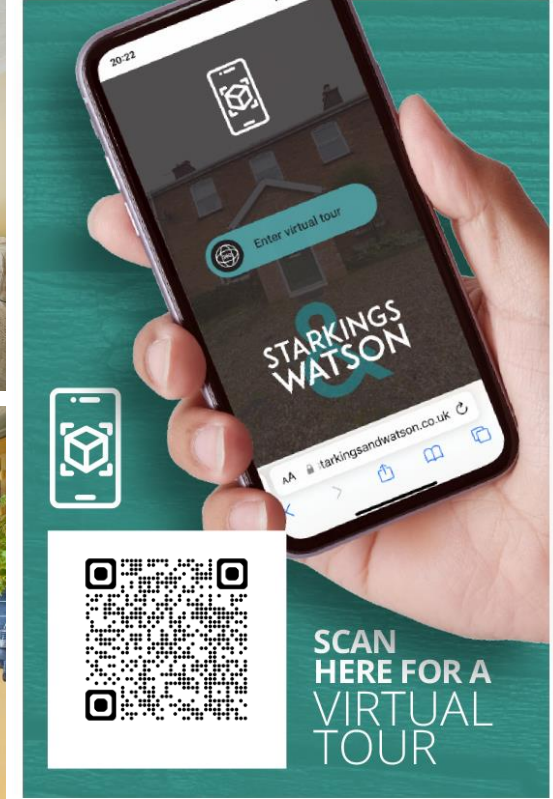
ALL SAINTS ROAD

Poringland, Norwich NR14 7TA

Freehold | Energy Efficiency Rating : B

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

FOR SALE
PROPERTY



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- Mature Corner Plot
- Extended Detached Family Home
- Three Receptions Rooms
- Kitchen & Utility Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Private Well Stocked Gardens
- Double Garage & Shingle Driveway

IN SUMMARY

Occupying a MATURE CORNER PLOT, this immaculate family home extends to over 1360 Sq. ft (stms), with an EXCELLENT DRIVEWAY and DOUBLE GARAGE, along with PRIVATE GARDENS. With an EXTENDED LAYOUT, the property now offers THREE RECEPTION ROOMS along with a CONSERVATORY - creating the ideal FAMILY HOME or an ENTERTAINERS DREAM. Inside the hall ENTRANCE sits in the middle of the property, leading to the 15' SITTING ROOM, 10' open plan dining room, conservatory, W.C, STUDY, KITCHEN/breakfast room and UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the GALLERIED LANDING, with an EN SUITE to the main bedroom, and further FAMILY BATHROOM. The REAR GARDEN has been pleasantly landscaped to take in the SOUTH SUN, with mature planting and a full width PATIO.

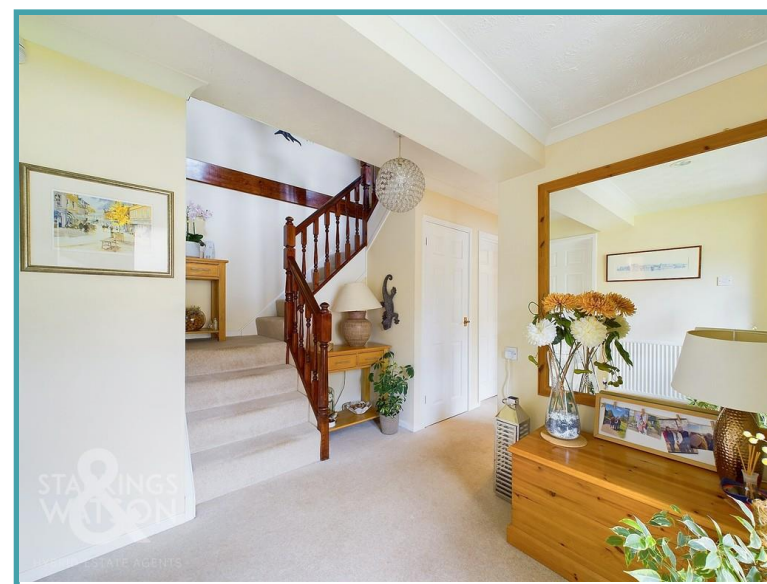
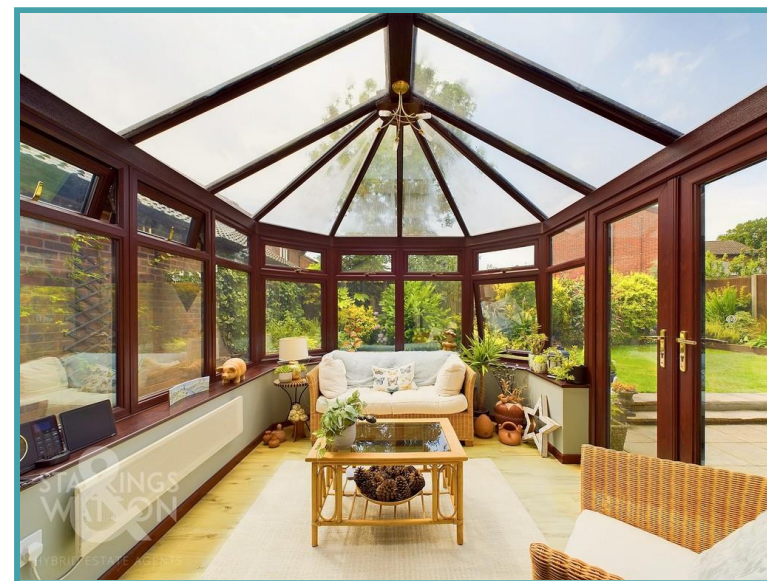
SETTING THE SCENE

Immaculate well-kept lawns can be found to front, with mature hedging and shrubbery, and pathway to the main entrance door. Ample parking can be found to the side, laid to shingle, with access to the double

garage and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers a warm and welcoming space, finished with fitted carpet, stairs to the first floor landing and useful storage cupboard. Doors lead off, starting in the sitting room with a feature fire place, fitted carpet, and opening to the dining room. With a variety of potential uses, either as a study or play room, fitted carpet runs under foot, with a window to front. Bi-folding doors from the sitting room lead into the conservatory, with wood flooring, French doors to rear and delightful views over the gardens. From the hall, the study could be a dining room is required, with a window to front and fitted carpet. The hall also leads to the modernised cloakroom, with a two piece suite, storage under the sink and tiled splash backs. Lastly, the kitchen leads to the rear, with a range of wall and base level units, integrated cooking appliances include an electric ceramic hob and double oven, with an integrated dishwasher and fridge included. A window faces to rear, with ample room for a breakfast table, with a door to the separate utility room - housing space for laundry appliances, the gas fired central heating boiler and door to rear. Upstairs, the galleried landing leads to all four bedrooms, with fitted carpet and wardrobes built-in to two of them. The main bedroom enjoys an en suite shower room with tiled splash backs, with the rest served by the white three piece family bathroom with a shower over the bath.



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THE GREAT OUTDOORS

Heading outside, the patio leads from the utility room and conservatory, an ideal spot for alfresco dining. Steps lead to the lawned expanse, with mature planted borders and raised beds. Enclosed with timber panelled fencing the garden enjoys the south sun, and a private rear aspect.

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 7TA

What3Words : ///jacuzzi.disprove.sprains

VIRTUAL TOUR

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

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^m
 1365.77 ft²
 126.88 m²

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