

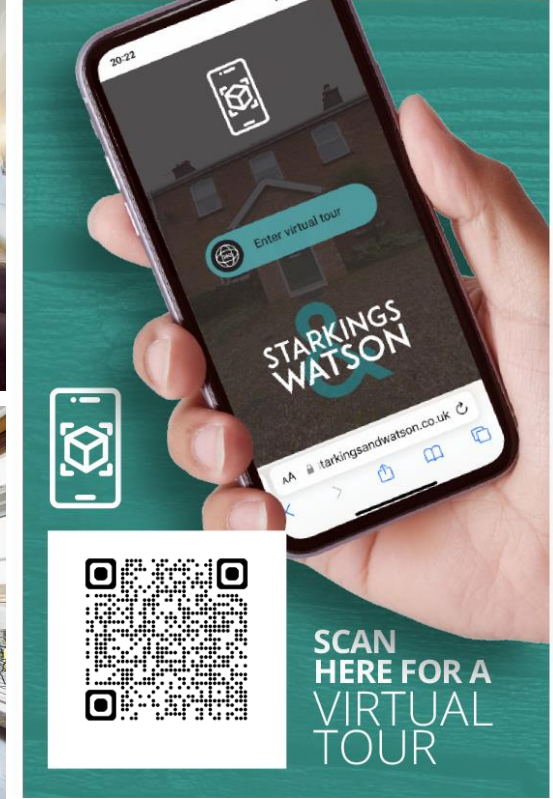
CAWSTONS MEADOW

**Poringland, Norwich NR14 7SX**

Freehold | Energy Efficiency Rating : E

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

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**STARKINGS & WATSON**

- End of Cul-De-Sac Setting
- Detached Bungalow with Potential
- Sitting/Dining Room
- Kitchen with Garden Access
- Three Bedrooms
- Family Bathroom with Shower
- Garage & Exterior Home Office
- Private Tree Lined Gardens

### IN SUMMARY

Backing onto WOODLAND, this DETACHED BUNGALOW enjoys an END of CUL-DE-SAC setting, with a footpath leading to the CENTRE of PORINGLAND just opposite. With EASY LIVING in mind, the accommodation includes a hall entrance, OPEN PLAN sitting/dining room, FITTED KITCHEN, family bathroom and THREE BEDROOMS. Complete with uPVC double glazing and gas fired CENTRAL HEATING, the property is presented in move-in condition. Outside, the GARDEN is a real asset, with the spacious driveway, and GATED ACCESS to further parking and the GARAGE. Tree lined gardens sweep across the side and rear, with a useful UTILITY/GARDEN ROOM at the end of the garage.

### SETTING THE SCENE

With a lawned frontage and brick weave driveway, a step leads to the front door, with double timber gates opening to the garage and further parking area.

### THE GRAND TOUR

Stepping inside, wood effect flooring runs through

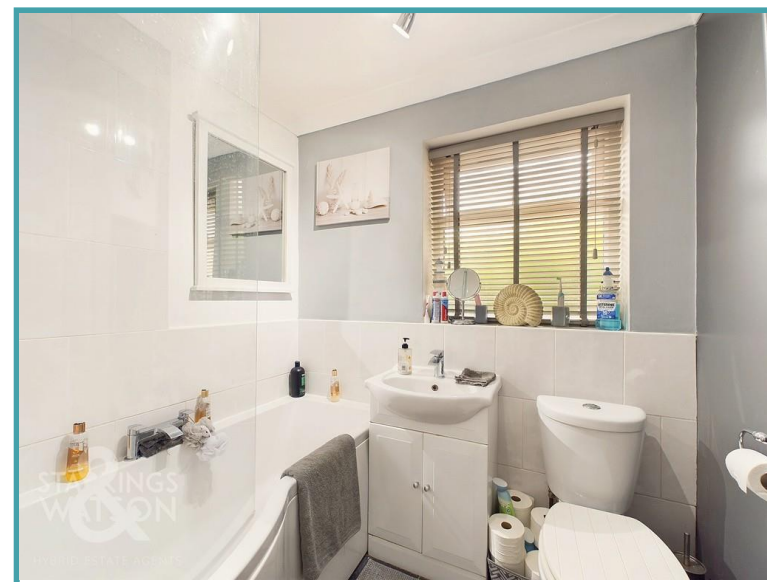
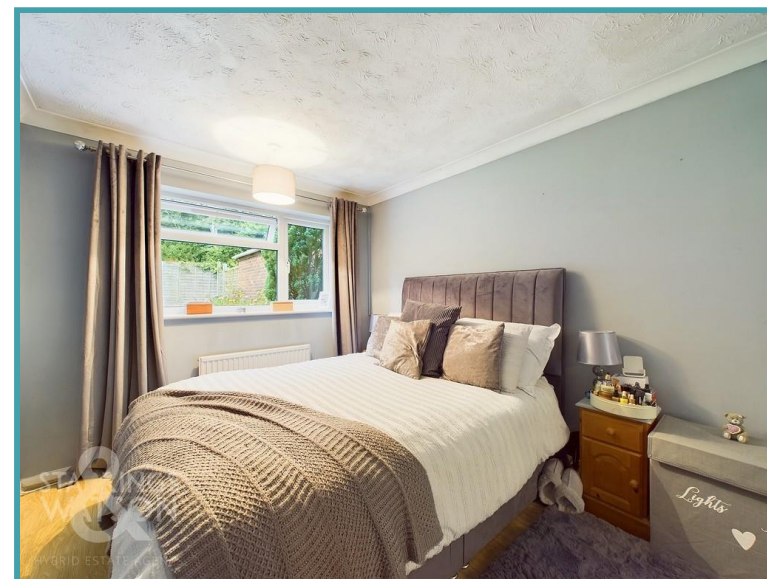
the hall entrance, with two built-in storage cupboards and loft access hatch. Doors lead off, starting with the sitting/dining room, including dual aspect windows to front and side, and wood effect flooring under foot. The fitted kitchen leads off the hall, with tiled flooring under foot, space for a gas cooker, integrated fridge, space for a washing machine and slimline dishwasher. The bedrooms all sit to the rear of the property, with views over the garden. The family bathroom completes the property, with a three piece suite, storage under the sink and a shaped panelled bath with an electric shower, tiled splash backs and glazed shower screen.

### THE GREAT OUTDOORS

The gardens wrap around the side and rear of the property, whilst the brick weave drive from the front continues into the garage. Lawned gardens run to both sides of the garage, all enclosed with timber panelled fencing. The utility/garden room is a useful addition, with double glazing, insulated walls and ceiling. The garage is finished with an 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.



To arrange an accompanied viewing please call our Poringland Office on **01508 356456**



#### FIND US

Postcode : NR14 7SX

What3Words : ///comply.rules.maggie

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The section of garden to the left of the garage cannot be built on.

**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 Building 2



Ground Floor Building 1



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<sup>m</sup>  
 867.9 ft<sup>2</sup>  
 80.63 m<sup>2</sup>

