

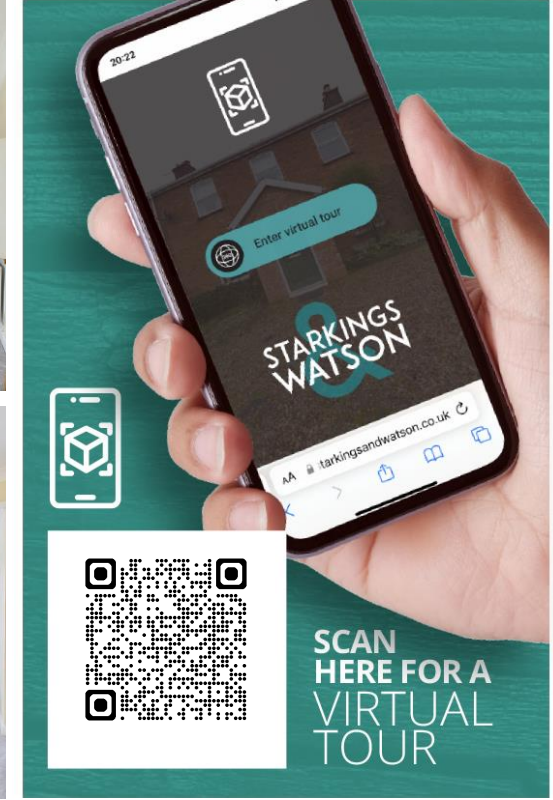
SPRINGFIELDS

Poringland, Norwich NR14 7RG

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



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- No Chain!
- Updated & Modernised Home
- First Floor Sitting Room with Panoramic Views
- Kitchen/Dining Room
- Cloakroom & Large Shower Room
- Potential to be Three Bedrooms
- Tandem Garage & Large Drive
- South Facing Gardens

IN SUMMARY

NO CHAIN. UPDATED and MODERNISED, CENTRALLY LOCATED and MAINLY GROUND FLOOR LIVING - great alternative to a BUNGALOW. With ROOFING WORKS, electrics, RENDERING and GENERAL DECORATING COMPLETED, the property is presented in IMMACULATE ORDER and is ready to move-in. Just minutes away from an array of LOCAL AMENITIES, the accommodation stretches to over 1380 Sq. ft (stms), with each room MULTI-PURPOSE. The hall entrance leads to the 12' KITCHEN/BREAKFAST ROOM with 16' SITTING ROOM and utility beyond, 10' SHOWER ROOM which was originally a bedroom, W.C and two BEDROOMS to front. Upstairs, the 17' SITTING ROOM could also be bedroom, with a sliding door onto the SOUTH FACING BALCONY TERRACE. The GARDENS are PRIVATE and SOUTH FACING, with ample parking and a tandem garage with ELECTRIC DOOR to front.

SETTING THE SCENE

Occupying a sweeping corner plot, the outside space incorporates an area of lawn to front and both a double and tandem length shingle driveway providing ample off road parking, and of course access to the adjoining garage.

THE GRAND TOUR

Stepping inside, the composite entrance door opens up to the carpeted hall entrance with a recessed doormat and stairs rising to the first floor. With a versatile layout to the ground floor, the accommodation can be utilised to suit a new buyer's needs and requirements. At present, as you enter the property, two bedrooms can be found to your right hand side, one of which would also make an ideal study, and the other which enjoys a bright and sunny aspect to the front of the property with a window to side. The original bathroom now offers a spacious cloakroom with a newly fitted white two piece suite and tile splash backs - created as a cloakroom to incorporate space for coats and shoes - the original plumbing is still in place to convert back if required. A large shower room was originally a double bedroom, and now offers a spacious feel with a newly installed white three piece suite, which again, can be changed back to a bedroom. The double shower cubicle offers an aqua board splash-back finish, whilst tiled splash backs and a vinyl nonslip flooring create a contrasting look and feel. The window faces to the garden with a smooth ceiling above and heated towel rail. Also enjoying an aspect of the garden is the kitchen, with an L-shaped arrangement of wall and base level units incorporating cooking appliances which include an inset electric ceramic hob and built-in eye level electric double oven. Space is provided for general white goods, whilst eye catching flooring creates a fantastic contrast with the neutral tones of the cupboard doors. Further built in cupboards sit within the stair recess, whilst a door opens up the ground floor living room - with a feature fireplace, built in cupboard and window to front. Also leading off is a useful conservatory style garden room with tile flooring, windows aside and door to rear. An integral door leads



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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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into the garage which offers further conversion potential or easy access for day to day use. Heading upstairs the first floor is dedicated to a large living room with full height windows and sliding patio doors to side. A feature fireplace and brick built surround create a focal point to the room, whilst the sliding patio doors open to a large balcony area which is perfect to enjoy the south sun.

THE GREAT OUTDOORS

To the rear of the property, an enclosed garden can be found which has been landscaped to include areas of lawn and paved seating. Enclosed with timber panel fencing and brick walling, the garden offers huge potential to incorporate planting and make use of the raised beds which have been created. The garage can be accessed both internally and externally, with an electric roller door at the front, window to rear and side, wall mounted gas fired central heating boiler, 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 various other villages and hamlets close by with further walks and public houses.

FIND US

Postcode : NR14 7RG

What3Words : ///camcorder.prompts.icebergs

VIRTUAL TOUR

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

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
 1380.15 ft²
 128.22 m²

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