



Rectory Lane, Poringland - NR14 7ST





## Rectory Lane

Poringland, Norwich

NO CHAIN. Extending to OVER 2300 Sq. ft (stms) with POTENTIAL for an ANNEXE within the layout, the property enjoys an UPDATED INTERIOR with REPLACEMENT BATHROOMS downstairs, a new décor, REPLACEMENT KITCHEN with QUARTZ WORK SURFACES, and CENTRAL HEATING BOILER all within our vendors ownership. With the accommodation mainly on the GROUND FLOOR, the property will suit a variety of purchasers, whilst there are two driveways to front and a DOUBLE GARAGE. Heading inside, a large HALL ENTRANCE offers an ideal meet and greet space, with built-in storage. The accommodation includes a large 22' BAY FRONTED SITTING ROOM with patio door to side, separate DINING ROOM with potential to be open plan, 21' KITCHEN/DINING ROOM with a CENTRAL ISLAND, along with a W.C. The bedroom accommodation includes THREE to the ground floor, with an EN SUITE and DRESSING ROOM to the main, and the family bathroom. Upstairs, TWO FURTHER EN SUITE BEDROOMS sit alongside a STUDY/DRESSING ROOM.





- No Chain!
- Substantial Chalet Style Bungalow
- Flexible Layout with Large Rooms
- Two Reception Rooms & Study
- Five Bedrooms
- Three En Suite & Family Bathroom
- Wrap Around South Facing Gardens
- Double Garage & Ample Parking

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.

#### SETTING THE SCENE

The property sits on a private road serving a handful of properties, with a tarmac road surface leading to the driveways. With parking alongside the garden, and parking in front of the double garage, the property stands with a private front aspect, and gated access to the gardens.



## THE GRAND TOUR

The uPVC double glazed entrance door takes you into the large and welcoming hall entrance. With wood flooring underfoot and a useful built-in storage cupboard, doors lead off the hall to the living and bedroom accommodation. On your right, the W.C can be found, with a two piece suite including storage under the sink. The sitting room sits to the left, with a feature fire place, and dual aspect via the bay window and sliding patio doors to side. The dining area is concealed behind bi-folding doors with French doors to rear, creating a versatile space which would also be a great play room with the ability to separate the spaces. The updated and modernised kitchen offers extensive kitchen units and Quartz work surfaces, including a central island and tiled splash backs. Recessed is the sink unit with an instant boiling water tap. The central hob includes a gas hob with extractor fan over, with an electric oven, microwave combination and warming drawer built-in at eye level. Integrated appliances include a dishwasher, fridge, freezer and washing machine. LED lighting runs around the plinth, with wood flooring, space for a table and soft furnishings. Heading along with hall, three bedrooms lead off, two to front, and the main double bedroom to rear. An en suite leads off the main bedroom, with tiled walls, and a four piece modern suite, including a corner bath, storage under the sink, and a double cubicle with a thermostatically controlled shower. A fully fitted walk-in wardrobe/dressing room leads off, with a door to the hall. The first floor stairs are concealed within a further hall, leading to the carpeted landing and walk-in airing cupboard. A useful study/dressing room sits to the rear with a velux window, whilst the two double bedrooms include en suite shower rooms with tiled splash backs and heated towel rails.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

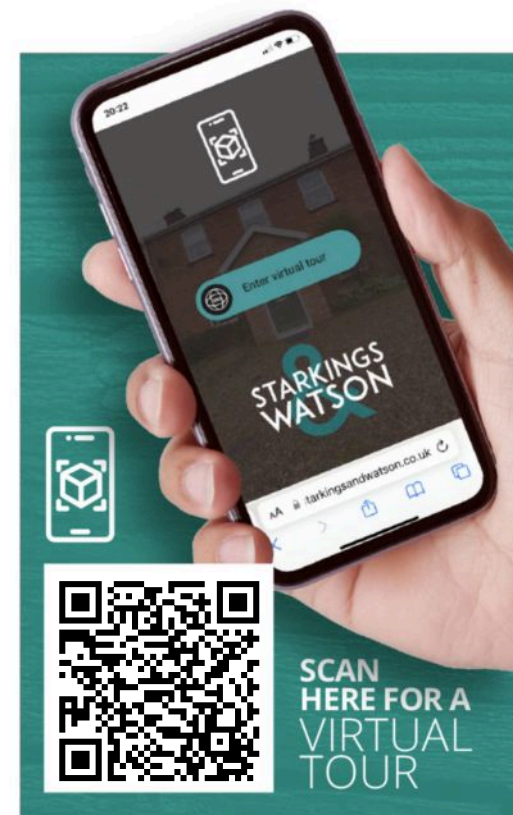
## FIND US

Postcode : NR14 7ST

What3Words : ///pods.oxidation.unlucky

## VIRTUAL TOUR

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









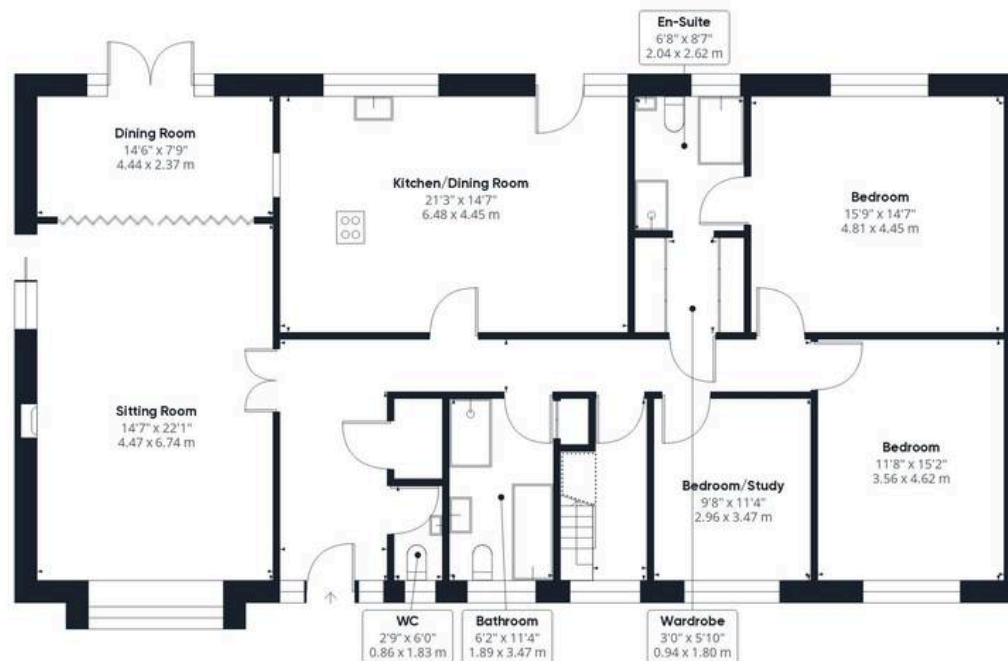


## THE GREAT OUTDOORS

The gardens mainly sit to the side of the bungalow, enjoying a south facing aspect. Wrapping around the bungalow, lawned gardens, enclosed fenced boundaries and several patio areas can be found. Well stocked with mature planting, a shingle walk-way leads to the rear, with further planting and access to the shed and garage. The double garage offers an electric up and over door to front, power and lighting.







**Ground Floor**



**Floor 1**

**Approximate total area<sup>(1)</sup>**

2390.61 ft<sup>2</sup>


222.1 m<sup>2</sup>

**Reduced headroom**

64.87 ft<sup>2</sup>

6.03 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE 360**



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