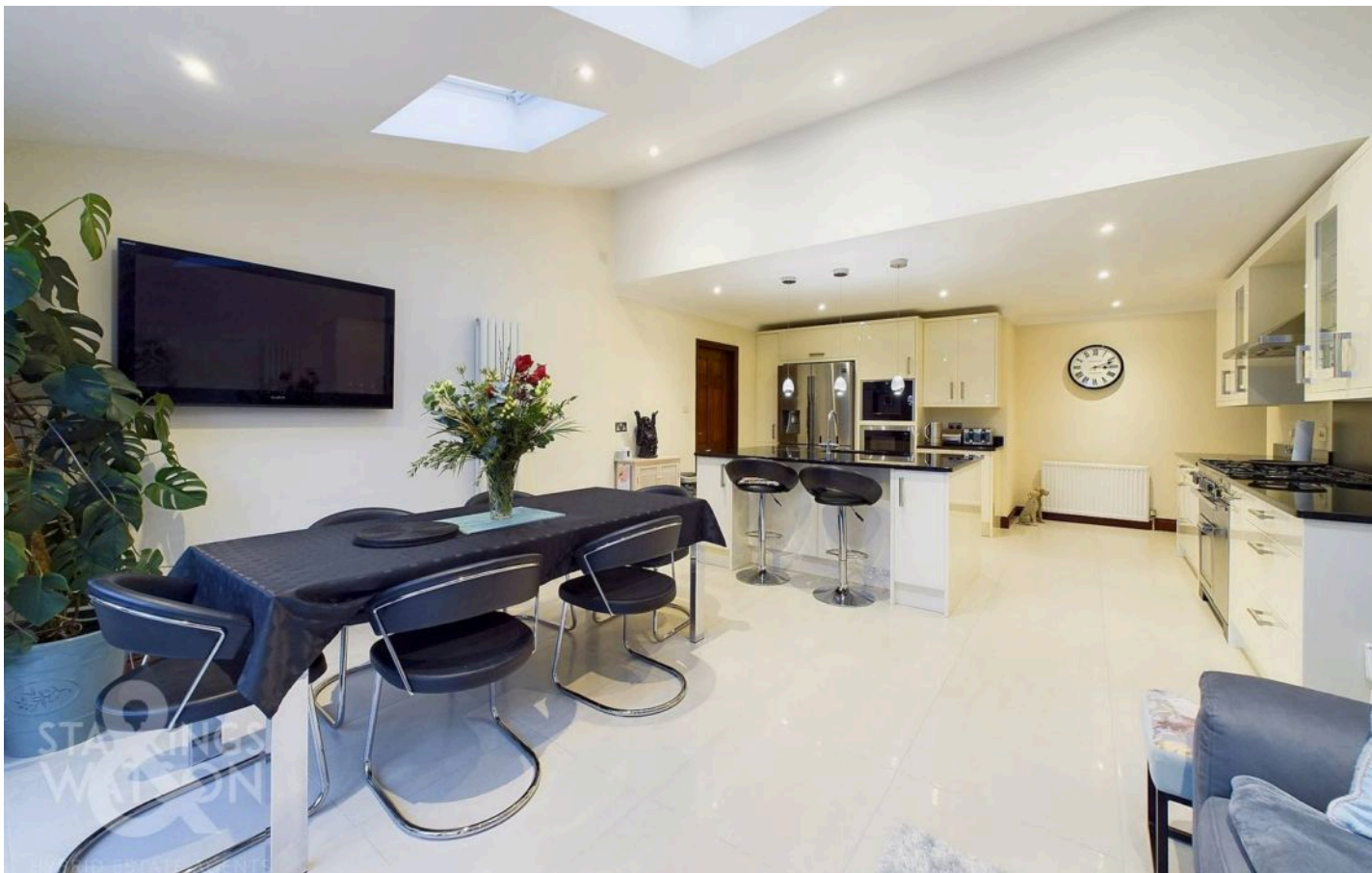




Boundary Way, Poringland - NR14 7JD



Boundary Way

Poringland, Norwich

Over 3060 Sq. ft (stms) of accommodation can be found within, including a LARGE HOME OFFICE which offers ANNEXE POTENTIAL (stp). Occupying a GENEROUS 0.37 acre plot (stms) on the fringes of the village, the property enjoys a PRIVATE NON-OVERLOOKED south facing GARDEN. Occupying a PRIME CUL-DE-SAC setting, an electric gate with a Videx Entry System creates a private access with AMPLE PARKING. A-rated for ENERGY EFFICIENCY, 39 SOLAR PANELS and a 20KW Battery Storage solution are installed, with some predicted £70,000 left on the feed in tariff over 12 years. Built with FAMILY LIVING and ENTERTAINING in mind, the accommodation is sizeable and complete with a fantastic flow. The accommodation comprises a 26' SITTING ROOM, 15' conservatory, 21' DINING ROOM, W.C, snug/study, and 22' KITCHEN/FAMILY ROOM - complete with a CENTRAL ISLAND and bi-folding doors to the rear. An inner hall with a SELF CONTAINED ACCESS leads to the 16' home OFFICE, W.C, and two UTILITY ROOMS which have been designed to be dog friendly with UNDERFLOOR HEATING and tiling. Upstairs, FIVE functional BEDROOMS lead off the landing with the FAMILY BATHROOM, whilst the main bedroom enjoys a WALK-IN WARDROBE and EN SUITE.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: A

- Over 3060 Sq. ft (stms) of Flexible Space
- Rarely Available Cul-De-Sac Setting
- Electric Operated Gated Entrance
- 39 Solar Panels, 20KW Storage Battery & EPC Rated A
- Up to Five Reception Spaces
- Annexe Options
- Bespoke Kitchen with a Vaulted Ceiling
- Expansive Non-Over Looked South Facing Garden

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

At the end of the cul-de-sac, the electrically operate gates open to the brick weave driveway, with ample parking space. Lawned gardens still exist at the front enclosed with brick pillars and wrought iron railings, with potential to further landscape or consider a cart lodge structure (stp) if required.

THE GRAND TOUR

The spacious hall entrance is the ideal meet and greet space with stairs rising to the first floor, and doors leading off to the various reception and living spaces. Finished with fitted carpet, a useful storage space can be found under the stairs, with a door taking you to the functional fully tiled W.C. The original study is now a cosy snug room, with flexible uses for a new owner.



The formal sitting room is centred on a feature brick built fire place, with fitted carpet running under foot, and sliding patio doors taking you into the conservatory, creating an extension to the living space in the spring and summer. Double doors sweep open from the sitting room into the adjacent dining room, perfect for entertaining, with this expansive room enjoying a part vaulted ceiling and velux windows. Bi-folding doors lead out of the dining room onto the rear patio, with the adjacent bi-folding doors in the kitchen allowing an ideal fully open plan feel into the garden during the warmer months. The kitchen sits under a similar part vaulted ceiling and velux windows. Bi-folding doors open to the rear, whilst the kitchen includes a large island with granite surfaces and an integrated breakfast bar, with space provided for a Rangemaster style cooker. A microwave and combination oven are built-in, along with a dishwasher, whilst space is provided for a fridge freezer. The adjacent utility room offers further storage and space for laundry appliances, with the gas fired central heating boiler wall mounted. The room is split into two sections, with under floor heating and half tiled walls to create a functional space for four legged friends - a door leads out to the enclosed 'dog garden'. The inner hall offers a side access door and a large walk-in storage cupboard, with a door to the second W.C and home office - with space for several desks and two windows to front, or an ideal annexe space depending on a purchasers needs.

Upstairs, the galleried landing is adorned with book shelves and provides a useful loft access, with doors taking you to the five functional bedrooms. The larger three bedrooms all include built-in wardrobes, with the main bedroom enjoying a walk-in wardrobe. Completing the upstairs is the en suite in the main bedroom with under floor heating and travertine tiling. Finished with a white four piece suite, a double shower cubicle and bath can be found, with extensive storage and a heated towel rail. The family bathroom completes the property, with a similar style of finish and tiling.

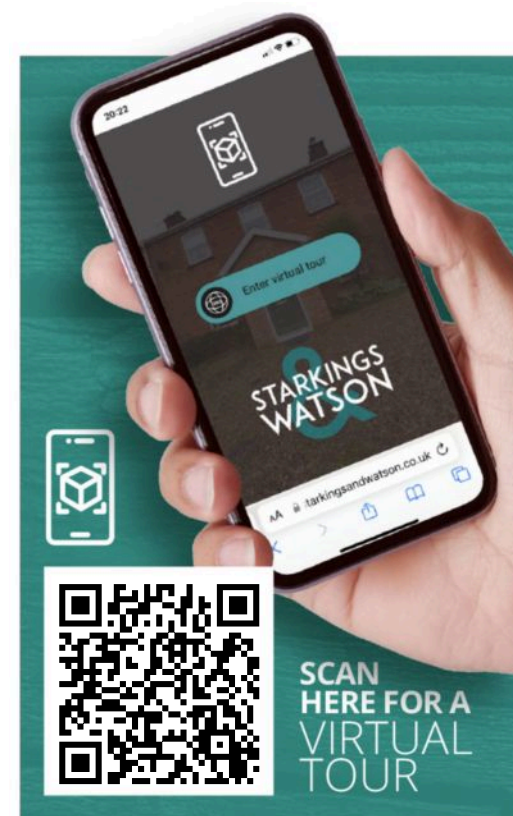
FIND US

Postcode : NR14 7JD

What3Words : ///carpentry.stowing.mulls

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is an entertainers paradise, blending easy living and expansive lawns. Blending the inside and outside spaces, a raised patio seating area can be accessed from the kitchen, dining room and conservatory, with ample space for dining furniture which soaks up the south sun. Useful side accesses lead to the front, with an enclosed garden area for four legged friends to enjoy. The garden is bordered with mature high level hedging, along with extensive planting and a feature pond. Overlooking the pond is a garden cabin and covered barbecue area, with porcelain slabs forming a further patio. A large shed provides useful storage, with various trees towards the rear boundary.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

3061.57 ft²
284.43 m²

Reduced headroom

30.56 ft²
2.84 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.