



Church Close, Poringland - NR14 7LB





## Church Close

Poringland, Norwich

NO CHAIN. This SIZEABLE detached SOUTH FACING BUNGALOW enjoys SPACIOUS ROOMS and HUGE POTENTIAL, whilst enjoying a CUL-DE-SAC LOCATION and PRIVATE GARDENS. Close to 1300 Sq. ft (stms) of accommodation can be found within, including a 20' SITTING ROOM and adjoining 18' CONSERVATORY - creating an ideal LIVING SPACE. The KITCHEN sits to the side of the property, with ample storage and INTEGRATED cooking appliances, with a door the UTILITY ROOM. TWO DOUBLE BEDROOMS lead off the hall entrance, with the main bedroom including a BUILT-IN WARDROBE and an EN SUITE SHOWER ROOM. The family bathroom includes a SHOWER over the bath. To the rear the NON-OVERLOOKED GARDENS includes VIEWS to the CHURCH, and two PATIO SEATING AREAS to take in the south sun. The GARAGE adjoins the property, offering 20' of storage, along with a BRICK built STORE.

Council Tax band: C

Tenure: Freehold



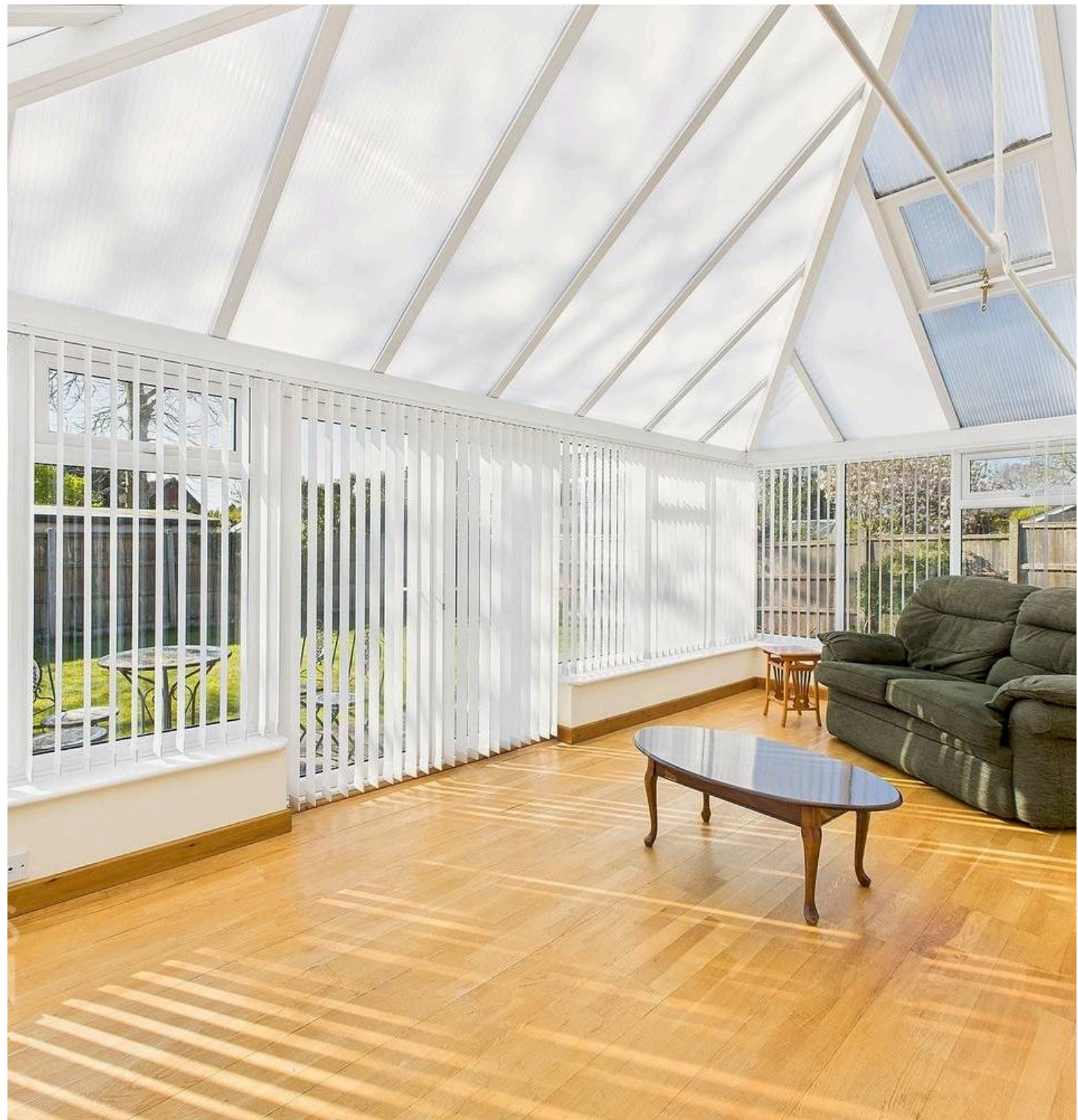


- No Chain!
- Detached Bungalow in Cul-De-Sac Setting
- Close to 1300 Sq. ft (stms)
- 20' Sitting Room & Separate 18' Conservatory
- Kitchen & Utility Room
- Two Double Bedrooms
- En Suite & Family Bathroom
- Adjoining Garage & Brick Shed

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

Fronting the road with a low level brick wall boundary, a shingled front garden ensures a low maintenance finish, with a brick-weave driveway offering off road parking and access to the adjoining garage. A further brick-weave pathway leads to the main entrance door.



## THE GRAND TOUR

Heading inside, the porch entrance is finished with tiled flooring for ease of maintenance, with a built-in storage cupboard and door to the main entrance hall. Wood effect flooring runs underfoot with two built-in storage cupboards and the loft access hatch above. The main sitting room sits at the rear of the bungalow with a feature fireplace and wood effect flooring, along with a window to side and sliding patio doors to the conservatory - creating an extension to the main living space. The conservatory is sizable in its proportions with uPVC windows to side and rear, and uPVC doors to the rear garden. The kitchen sits next door to the main sitting room with a full range of built-in storage units including an integrated electric ceramic hob and built-in eye level electric oven, tiled splash-backs around the work surface and an integrated dishwasher. There is space for a small breakfast table to one corner of the kitchen, and a door takes you to the utility room which sits adjacent with room for further white goods and built-in storage, along with access to the rear garden. At the end of the main entrance hall the two double bedrooms can be found along with the family bathroom. The second bedroom is finished with fitted carpet and uPVC double glazing with a range of built-in bedroom furniture, with the main bedroom also offering extensive built-in bedroom furniture with a door taking you to a private en suite. The three piece suite within the en suite includes a walk in shower cubicle, tiled walls and a heated towel rail. The family bathroom completes the property with tiled splash-backs, built in storage, shower over the bath and a heated towel rail.

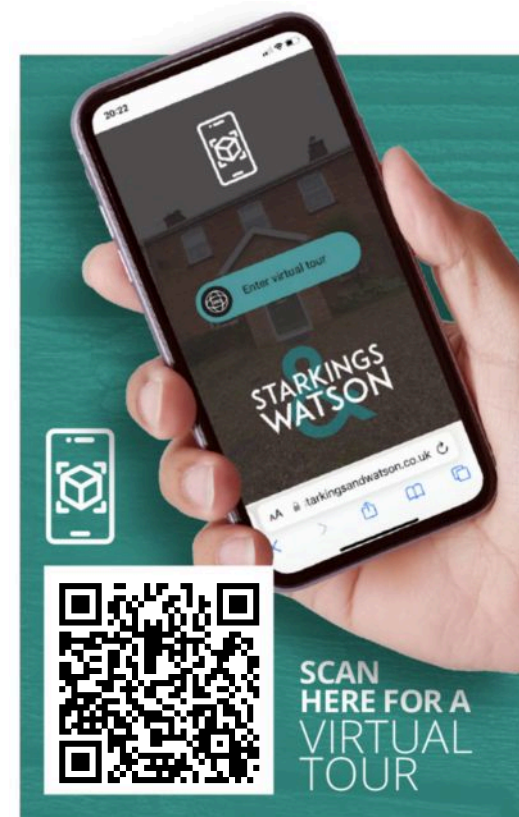
## FIND US

Postcode : NR14 7LB

What3Words : ///lifters.factoring.pointer

## VIRTUAL TOUR

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







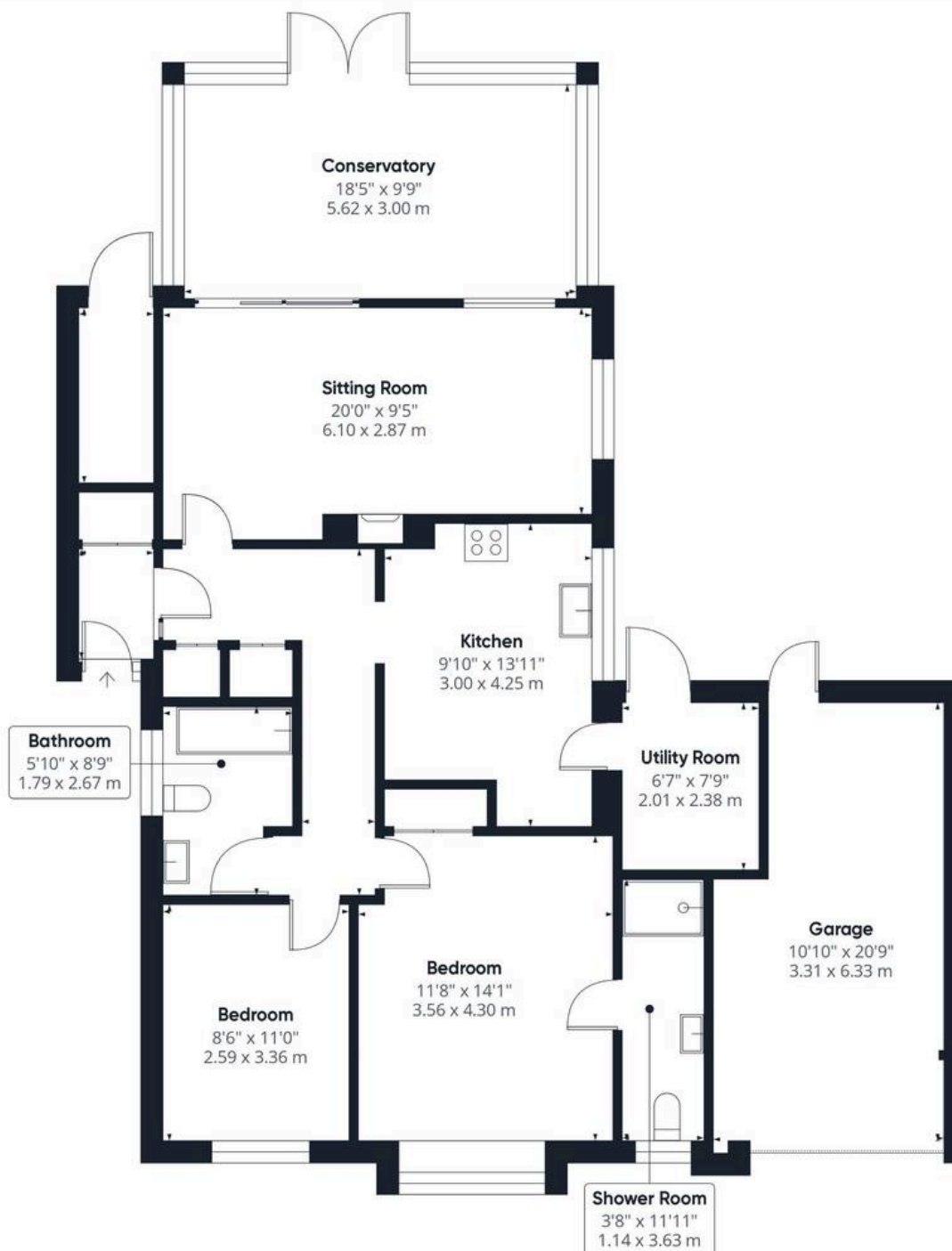




## THE GREAT OUTDOORS

Fully enclosed with timber fence boundaries, views lead across to the church, whilst two raised patio seating areas are ideal for outside entertaining and al fresco dining. A useful side access leads to a brick built storage shed on the side of the bungalow, whilst the main side patio also offers access to the integral garage. The garage is accessed via an electric roller door to front, with ample space for a car and workshop space, power and lighting.





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

1294.04 ft<sup>2</sup>

120.22 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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