



Howe Lane, Poringland - NR14 7LH



Howe Lane

Poringland, Norwich

Tucked away on the FRINGES of the VILLAGE, within WALKING DISTANCE to SHOPS and SCHOOLS, this semi-detached BUNGALOW enjoys a VAST PLOT with extensive PARKING and a PRIVATE GARDEN. HAVING BEEN REMODELLED, the property is fitted with RELACEMENT uPVC DOUBLE GLAZING, NEW ELECTRICS and fuse box, along with a replacement gas fired central heating boiler with HIVE heating. The accommodation comprises a HALL ENTRANCE, 14' SITTING ROOM with STORAGE and PATIO PATIO DOORS, 17' KITCHEN/DINING ROOM with built-in BENCH SEATING and CONTEMPORARY LOW PROFILE WORK SURFACES, two bedrooms and SHOWER ROOM. The GARDENS include a WORKSHOP/HOBBY ROOM and SUMMER HOUSE with POWER.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain!
- Semi-Detached Bungalow
- Large Plot with Various Outbuildings
- 14' Sitting Room with Patio Doors
- 17' Kitchen/Dining Room
- Two Bedrooms
- Shower Room
- Walking Distance to Schools & Amenities

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

Set back from the road and secluded behind high level fencing, a shingle driveway offers ample off road parking and turning space, with an adjacent lawned frontage including a variety of planting and trees. Gated access leads to the rear of the property, where a large timber built workshop and hobby room can be found along with a timber built storage shed.



THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet and space for coats, with doors leading to the main bedroom and living accommodation. To your right hand side, the larger of the two bedrooms can be found in the form of a double bedroom with uPVC double glazing to front, built in wardrobe and wood effect flooring underfoot. The second bedroom sits adjacent with a further window to front and fitted carpet. The formal sitting room sits to the rear, enjoying garden views via sliding patio doors with a vertical radiator, twin built-in storage cupboards and fitted carpet. The re-fitted shower room includes tiled splashbacks, and tiled effect flooring, with a white three piece suite including a walk-in double shower cubicle with thermostatically controlled shower. Overlooking the garden is the L-shaped kitchen/dining room with a re-fitted range of wall and base level units including low profile work surfaces and an inset sink and drainer unit. Space is provided for general white goods and an electric cooker with tiled splashbacks running around the work surfaces. A built-in breakfast bar has been created along with the dining area including bench seating with a window facing to the garden. A door also leads out whilst tiled flooring can be found underfoot for ease of maintenance. A front lobby area includes a door to front and is currently used for laundry appliances with useful built-in storage shelving.

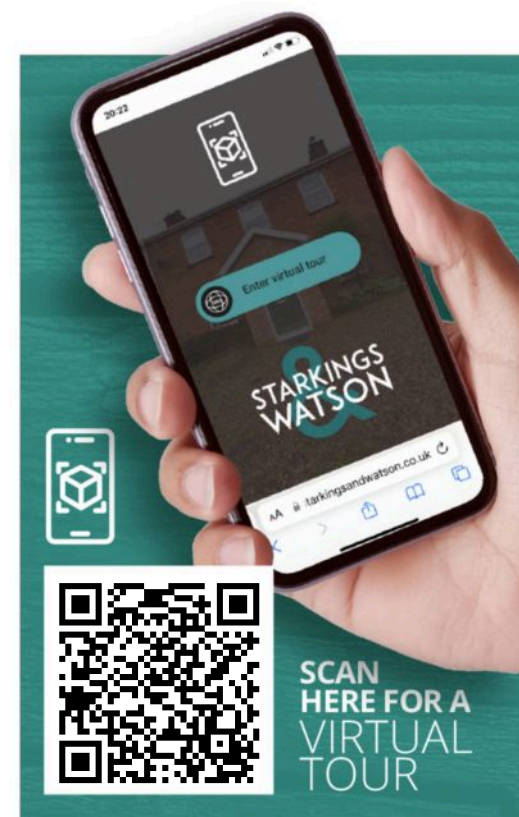
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers an extensive lawned expanse with a raised timber decked seating area and adjacent patio with raised beds. Enclosed with timber panelled fencing, the garden includes various seating areas, feature pond and raised vegetable plot. The summer house offers outside entertaining space, whilst the workshop building currently includes a hobby space which could easily be a home office if required.





Approximate total area⁽¹⁾

629.25 ft²

58.46 m²

(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



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