



Highgrove Court, Poringland - NR14 7RS



Highgrove Court

Poringland, Norwich

Tucked in a quiet CUL-DE-SAC LOCATION, this detached family home extends to some 1524 Sq. ft (stms) with FLEXIBLE ACCOMMODATION and a LIGHT and BRIGHT INTERIOR, backing onto GREEN SPACE. With an IMMACULATE and WELL KEPT INTERIOR, the hall entrance includes STAIRS to the first floor, with doors leading off, starting with the LARGE 25' SITTING/DINING ROOM. With ROOM for a FAMILY, potential to re-model the layout, or just ideal for those seeking a SPACIOUS ROOM, doors lead off to the CONSERVATORY and KITCHEN. OPEN PLAN to a DINING ROOM, the kitchen offers an attractive range of storage, with GARDEN VIEWS. The ground floor W.C has been re-fitted with further storage, whilst being ideal for coats and shoes. Upstairs, FOUR BEDROOMS lead off the landing, all carpeted and ready to move-in. A separate W.C and FAMILY BATHROOM with a SHOWER complete the property. To the outside, the GARDEN backs onto GREEN SPACE, with enclosed boundaries, and an array of MODERN LANDSCAPING including a fantastic sized porcelain patio.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Well Kept Detached Family Home
- Approx. 1524 Sq. ft (stms)
- Hall Entrance, W.C & Conservatory
- 25' Dual Aspect Sitting Room
- 13' Kitchen with Open Plan Dining
- Four Bedrooms
- First Floor W.C & Bathroom
- Large Plot, Extensive Parking & Garage

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 other villages and hamlets close by offering further walks and public houses. The property itself is located in a non-estate area and is within walking distance of all local amenities and a school.

SETTING THE SCENE

Set back and approached via a long shingle driveway, off road parking is provided for several vehicles, with access leading to the integral garage, covered walk way to the rear garden and main porch entrance.



THE GRAND TOUR

Once inside, the hall is finished with engineered oak wood flooring with stairs rising to the first floor landing and useful open storage below. Doors lead to the principal reception room and kitchen, along with the useful ground floor W.C. This spacious room has been re-fitted to include extensive storage with attractive tiled splash-backs and flooring, along with a window to front. The sitting room is a large room with ample space for soft furnishings and a dining table, whilst being centred on a feature fireplace with fitted carpet underfoot. Potential exists to split the room into two if required, and great open plan kitchen dining space. French doors lead off to the rear where a conservatory can be found offering a glazed roof, window to the side and rear, and French doors to the side patio with tiled flooring underfoot. The adjacent kitchen is open plan to a breakfast or dining room, with an L-shaped arrangement of wall and base level units, including integrated cooking appliances with an inset gas hob and built-in eye level electric double oven. Karndean LVT flooring runs underfoot, with tiled splash-backs around the work surfaces, along with a door taking you to the outside. These spacious rooms offer a light and bright interior with a further door taking you back to the hall entrance.

The first floor landing is finished with fitted carpet and a loft access hatch, with doors taking you to the four bedrooms. The main bedroom sits at the front of the property with wardrobing, with the second bedroom also enjoying views to front and space for free standing wardrobes or fitted bedroom furniture in if required. The third bedroom faces to the rear along with the fourth which includes a built-in storage cupboard. A separate W.C can be found on the landing with a family bathroom adjacent including a thermostatically controlled shower over the bath, glazed shower screen, tiled walls and heated towel rail.

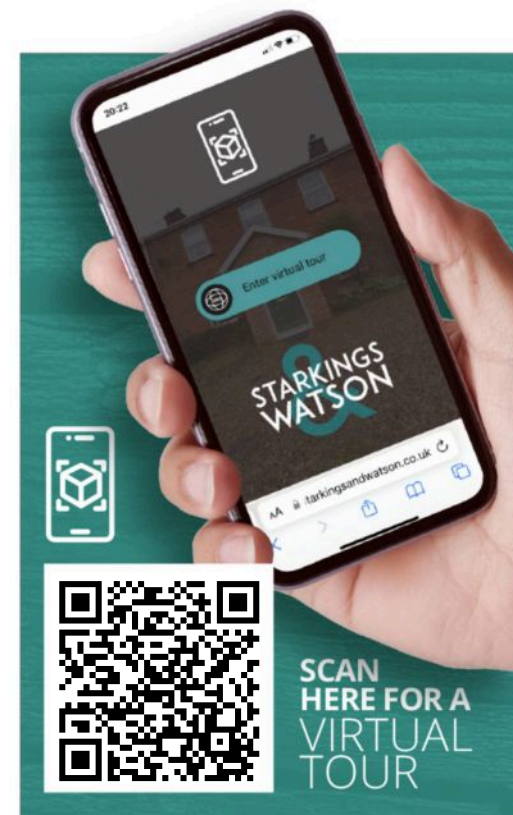
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VIRTUAL TOUR

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



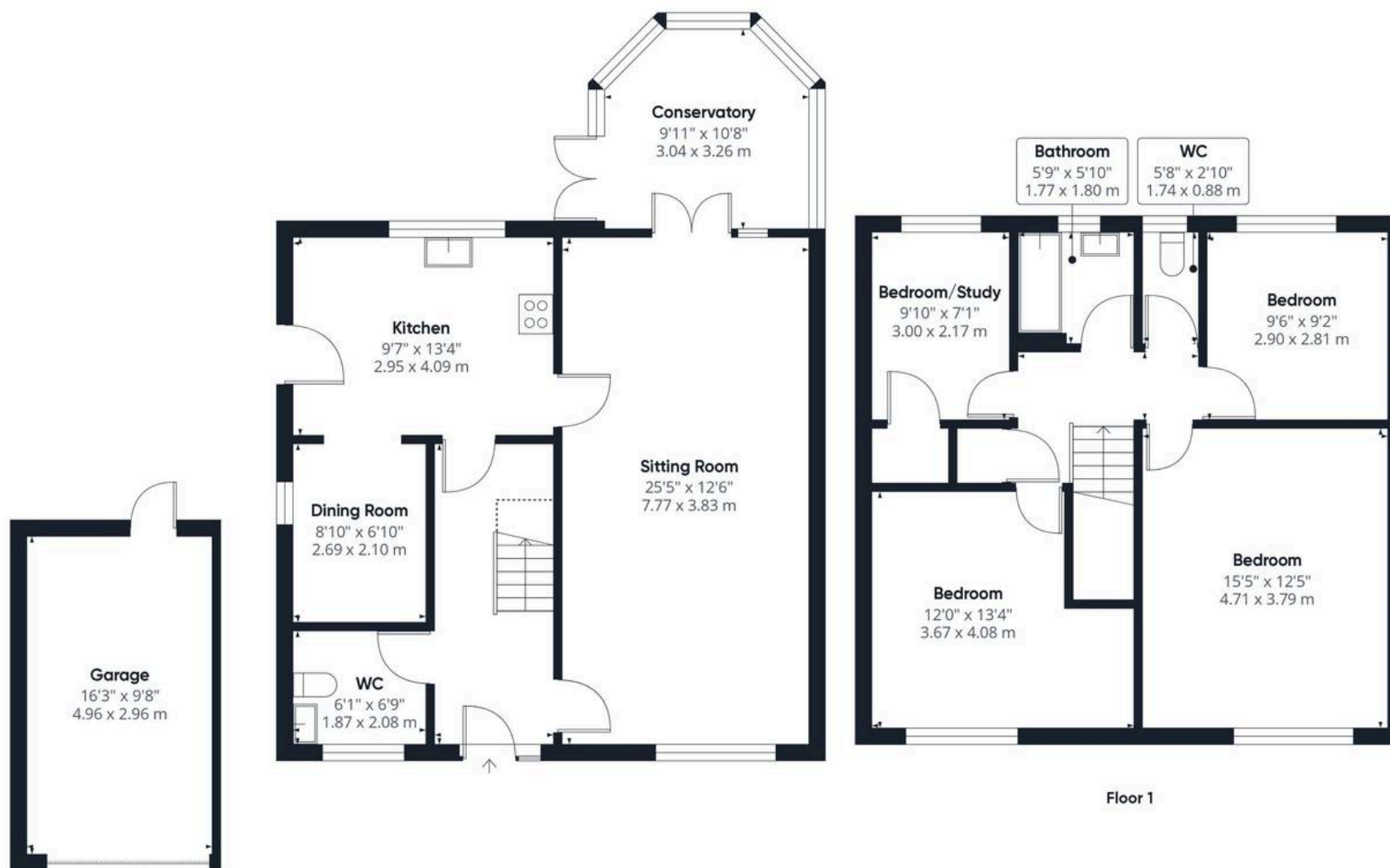




THE GREAT OUTDOORS

The rear garden is laid to lawn and includes a newly laid porcelain patio, a perfect place to spend afternoons and evenings, with raised borders and timber fencing to the side and rear. A range of mature planting can be found to all boundaries, with a further patio sitting to the far corner to enjoy the morning sun, whilst potential gated access leads to the rear and a door takes you to a covered walkway and the garage. The garage includes an up and over door to front, storage above, door to rear, power and lighting.





Approximate total area⁽¹⁾

1524.93 ft²

141.67 m²

Reduced headroom

13.38 ft²

1.24 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 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.