



Spruce Crescent, Poringland - NR14 7UA



Spruce Crescent

Poringland, Norwich

NO CHAIN. This delightful DETACHED BUNGALOW is situated in a PROMINENT LOCATION, offering a rare setting conveniently LOCATED within WALKING DISTANCE to SHOPS, doctors, and BUS ROUTES. As you step inside, you are greeted by a WELCOMING 10' DINING HALL ENTRANCE leading into the spacious 16' SITTING ROOM, complete with PATIO DOORS opening to the rear garden, flooding the room with natural light. The property features TWO GENEROUSLY SIZED DOUBLE BEDROOMS, one of which benefits from an ensuite W.C and both serviced by a separate shower room, providing convenience and comfort. Additionally, the property boasts a GARAGE and DRIVEWAY, offering ample PARKING space. Stepping outside, the property offers a HAVEN of OUTDOOR SPACE, designed for both relaxation and entertainment. The low maintenance patio area creates the perfect setting for alfresco dining and hosting gatherings with family and friends.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

- No Chain!
- Detached Bungalow in Prominent Location
- Walking Distance to Shops, Doctors & Bus Routes
- 10' Dining Hall Entrance
- 16' Sitting Room with Patio Doors to Rear
- Two Double Bedrooms
- En Suite W.C & Separate Shower Room
- Garage & Driveway

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

Screened behind a well stocked and attractive front garden with feature trees and shrubbery, a hard-standing gated footpath leads to an entrance door. To the rear of the property, a shingled driveway can be found with garden access which also leads to the adjacent single garage.



THE GRAND TOUR

The welcoming hall entrance also doubles as a dining space, with a front facing window and fitted carpet underfoot. Doors lead to the bedroom accommodation and main living space, whilst the kitchen also sits to the front of the property. The built in range of wall and base level units includes space for an electric cooker and general white goods including a fridge freezer, dishwasher and washing machine. Tiled splash-backs run around the work surface, with a built-in breakfast bar area and door taking you to the side of the property. The main sitting room enjoys garden views through the rear facing window and siding patio doors, with a feature fireplace to one side and fitted carpet underfoot. The second bedroom sits at the front of the property with a built-in storage cupboard and fitted carpet, with the main bedroom sitting to the rear - also including an extensive range of built-in bedroom furniture and wardrobing. The main bedroom enjoys an ensuite cloakroom with a white two piece suite and half tiled walls, whilst the shower room completes the property with a white three piece suite including a walk-in shower area with tiled splash-backs and fitted carpet underfoot.

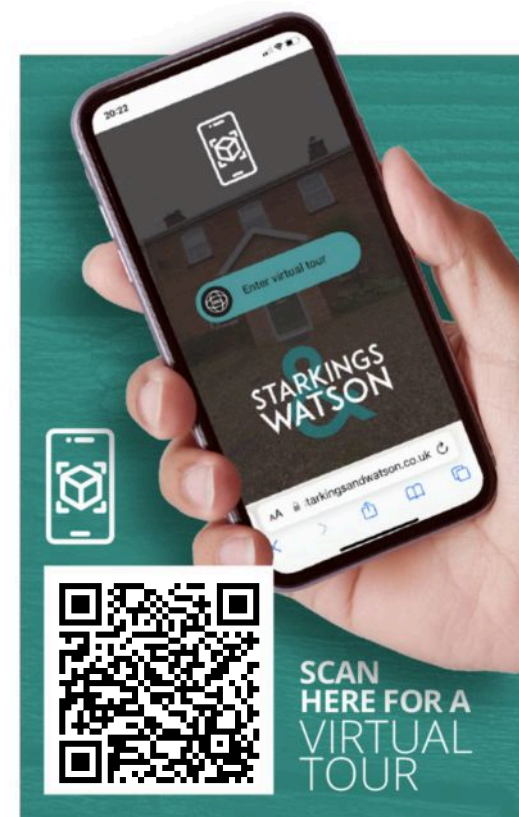
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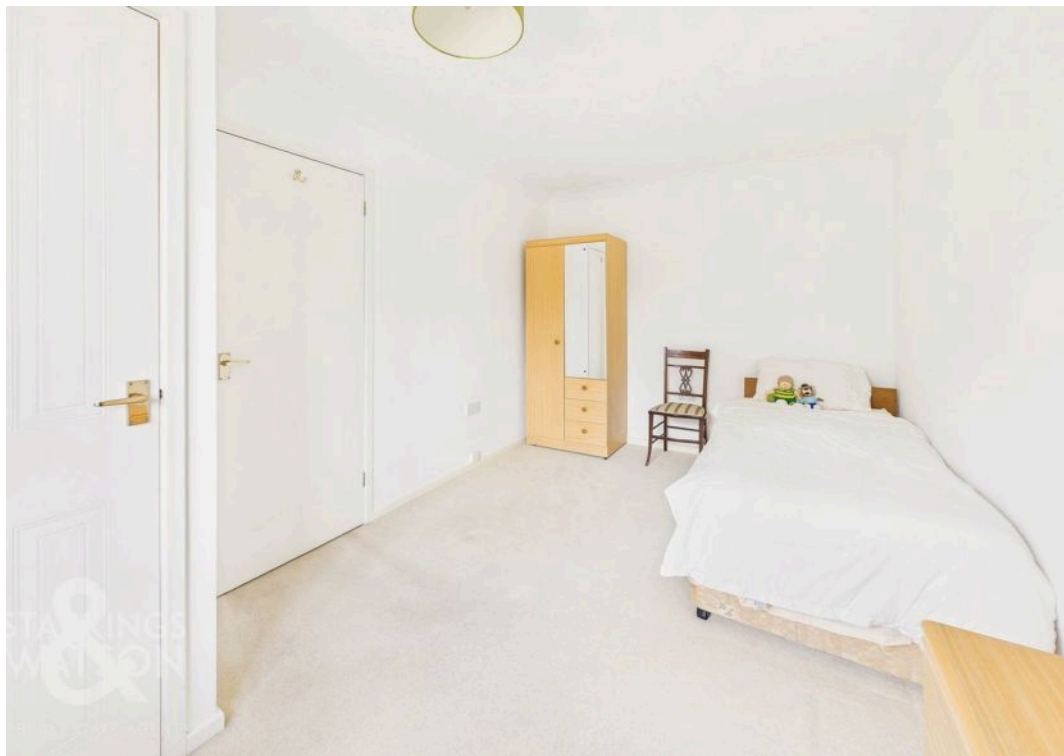
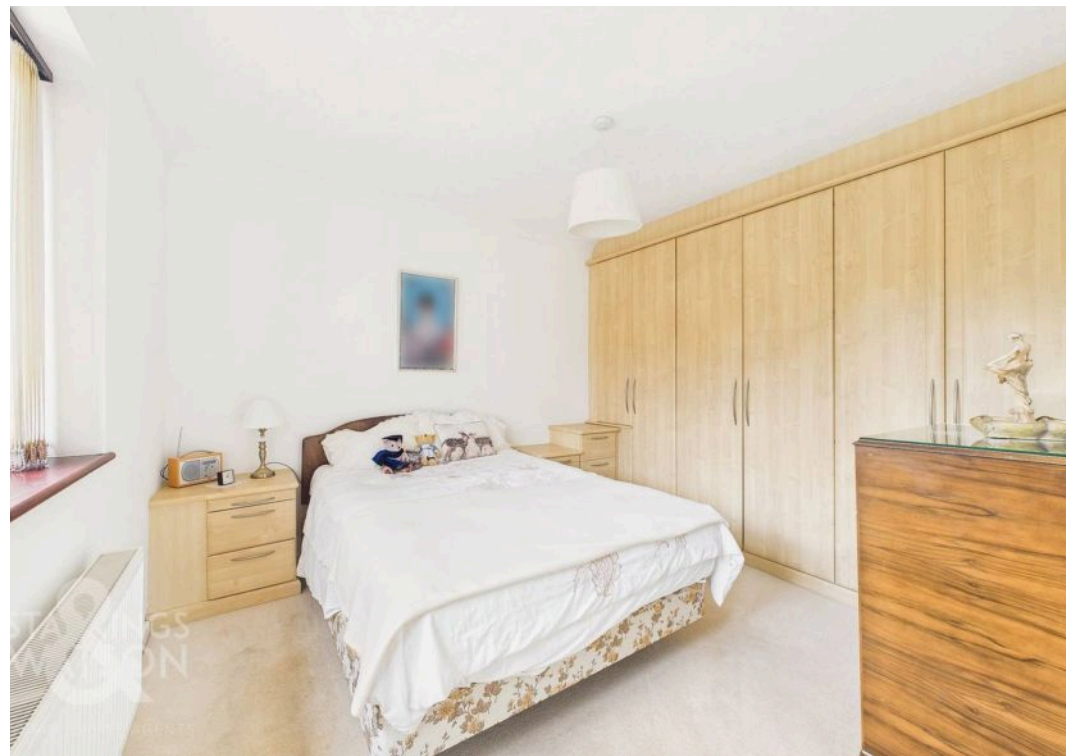
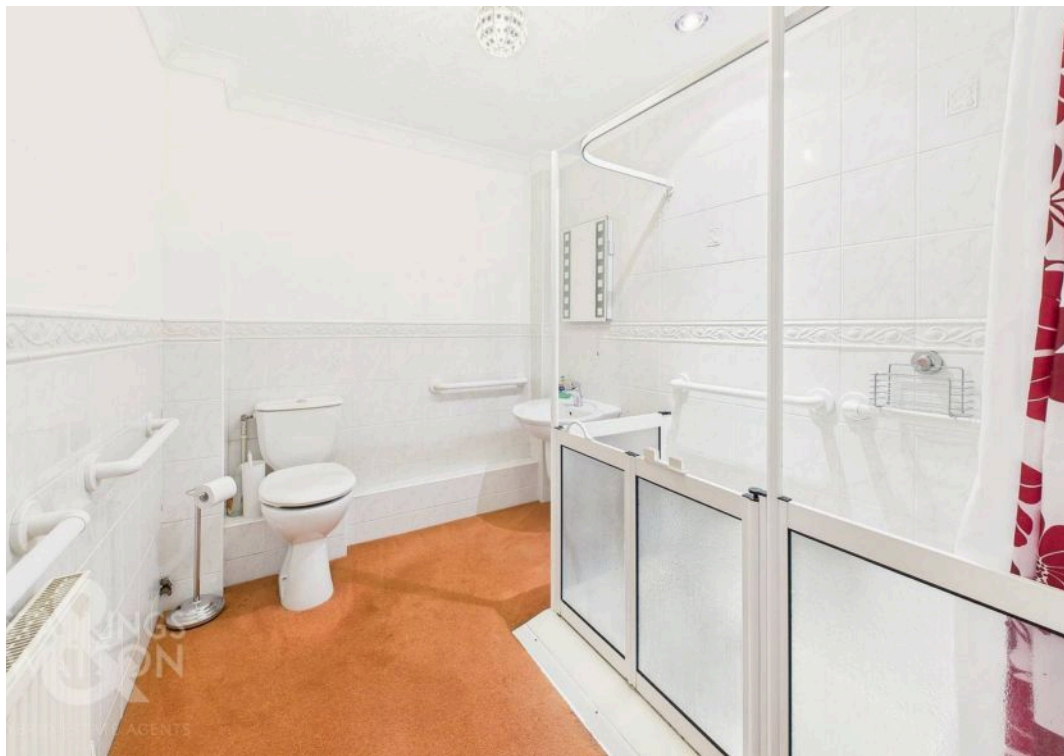
Postcode : NR14 7UA

What3Words : ///yesterday.suspect.cobbles

VIRTUAL TOUR

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



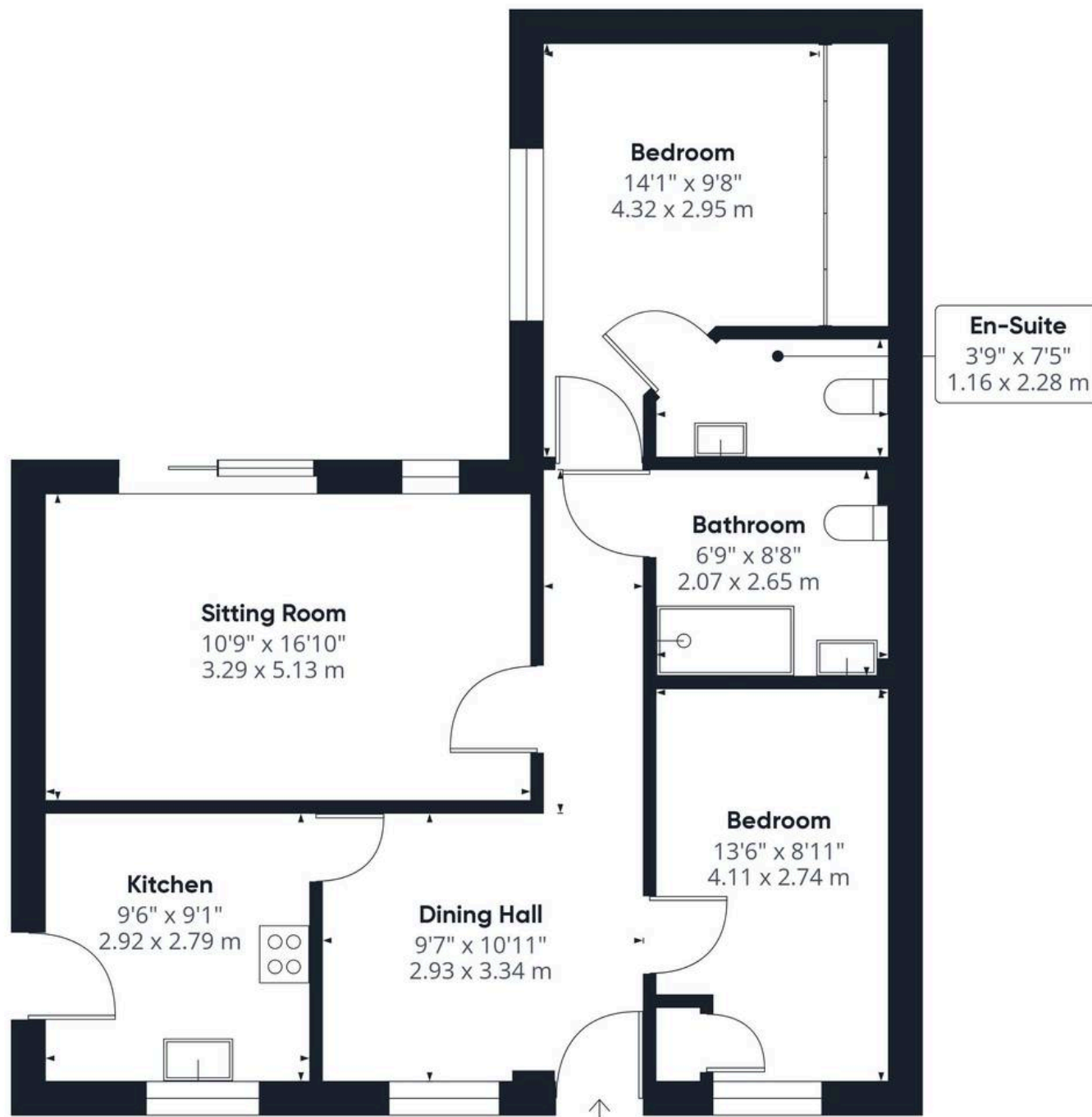




THE GREAT OUTDOORS

Finished with a low maintenance area of patio creating the ideal space for outside entertaining and alfresco dining, a range of planted borders can be found to all sides, enclosed with timber panel fencing and brick walling. The garden offers a private aspect to enjoy the afternoon sun, with an outside water supply and door to the adjacent garage. The garage includes an electric roller door to front, storage above, power and lighting.





Approximate total area⁽¹⁾

758.85 ft²

70.5 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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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.