



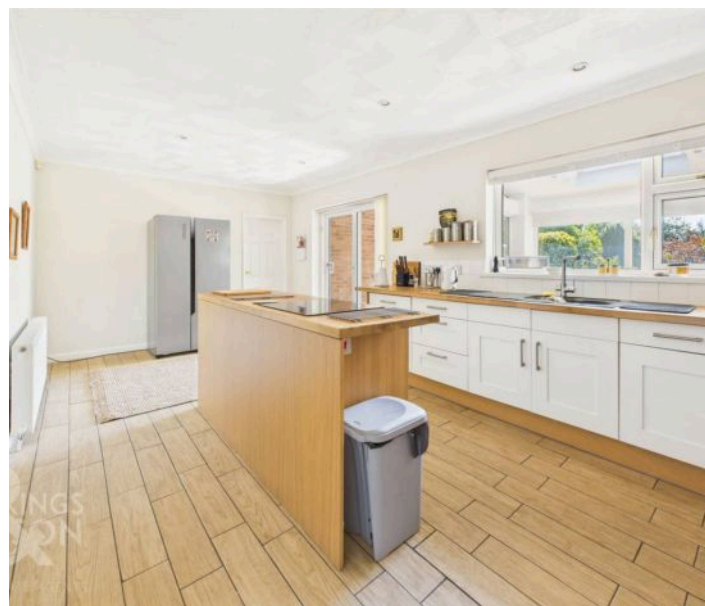
The Street, Poringland - NR14 7JT



The Street

Poringland, Norwich

Set back from the road with a GATED ENTRANCE, this sizeable DETACHED HOME offers ANNEXE POTENTIAL, boasting over 2780 Sq. ft (stms) of immaculately presented accommodation. The property offers a PERFECT BLEND of MODERN LIVING and TRADITIONAL CHARM, with a 0.34 ACRE PLOT (stms) including SECLUDED GARDENS. As you approach the property, a grand gated driveway welcomes you, hinting at the PRIVACY and LUXURY that lies beyond. Step inside to discover a characterful DUAL ASPECT SITTING ROOM complete with a COSY WOOD BURNER, open plan DINING ROOM, re-fitted KITCHEN with a CENTRAL ISLAND that will inspire your inner chef, and a separate GARDEN ROOM that invites the outdoors in. The ground floor continues with a W.C and UTILITY ROOM. Upstairs, thee main landing leads to THREE DOUBLE BEDROOMS including the main bedroom with an LARGE EN SUITE BATHROOM, and family bathroom. The secondary stairs offer ANNEXE POTENTIAL, and a further family bathroom.



THE GREAT OUTDOORS await you in the vast rear gardens of this property, set upon an expansive 0.34 acre plot (stms). A GARDENERS PARADISE, the meticulously landscaped grounds boast plenty of SECLUDED SPOTS for ALFRESCO DINING and entertaining. The DUAL GARAGES offer both practicality and storage solutions, with the first garage leading to a utility room and the second providing ample space for your vehicles or hobbies.

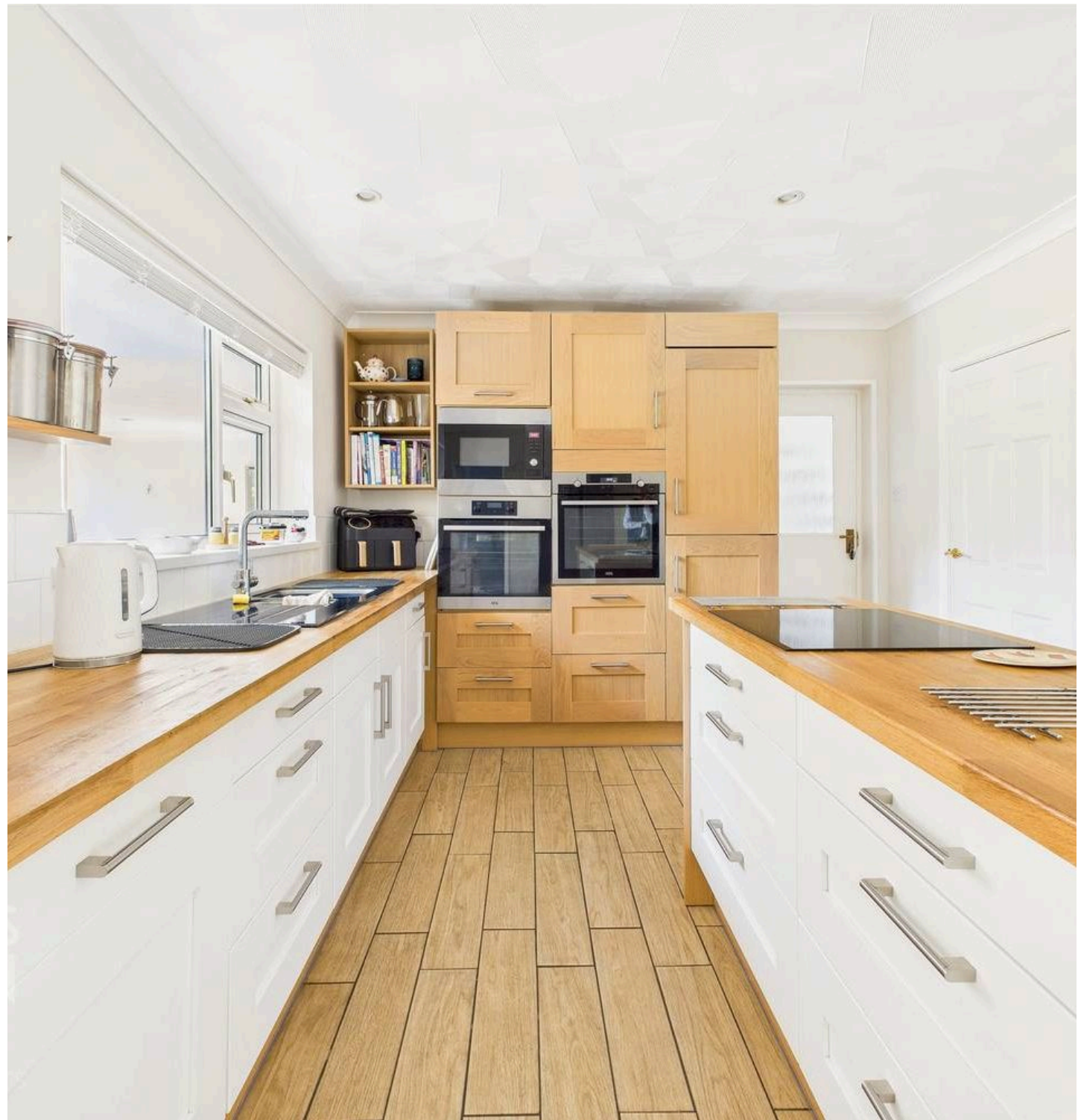
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Family Home with a Gated Driveway
- Over 2780 Sq. ft (stms) of Accommodation
- Approx. 0.34 Acre Plot (stms)
- Annexe Potential
- Dual Aspect Sitting Room with Wood Burner
- Re-fitted Kitchen & Separate Garden Room
- Five Spacious Bedrooms
- Two Integral Garages with Conversion Potential (stp)

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

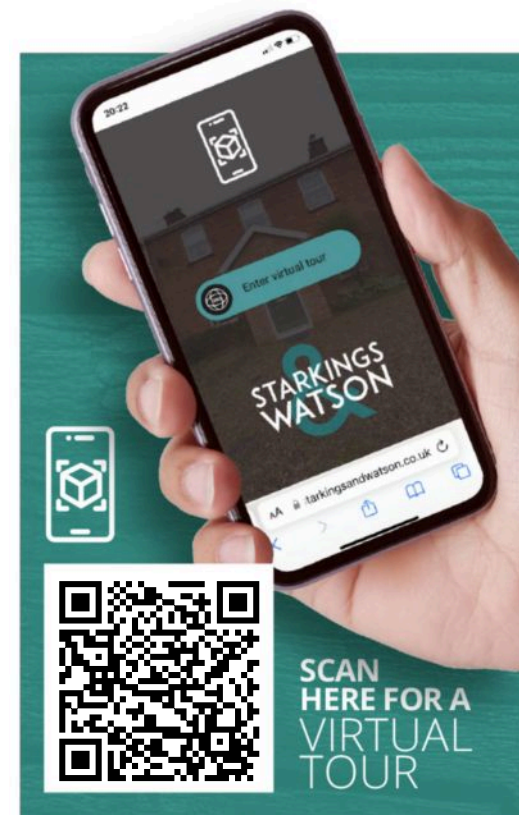
Approached via twin wrought iron gates, a tarmac driveway opens up to a turning area and parking space, with the main property sitting at the end of the driveway. A fully stocked and well maintained front garden sits behind brick walling and wrought iron railings, with a shingled expanse and feature circular flower bed. Access leads to the two integral garages whilst gated access leads to rear garden and access can be found to the main entrance porch and side lobby area.

THE GRAND TOUR

From the main entrance porch, wood effect flooring runs underfoot, and a door takes you to the main entrance hall. With stairs rising to the first floor landing and wood affect flooring underfoot, a useful built-in cloaks cupboard sits to one side. A ground floor W.C offers a white two piece suite including storage under the hand wash basin and tiled splash-backs. The formal reception space includes the main sitting room, including a front facing window and feature fireplace with an inset cast iron woodburner with fitted carpet underfoot and sliding double doors which open up to the rear facing dining room - creating an open plan flow for entertaining. The kitchen has been refitted and includes a contrasting range of wall and base level units, with a central island and solid woodwork surfaces. Integrated cooking appliances include twin built-in eye level electric ovens and a built-in microwave, with an inset electric ceramic hob, integrated dishwasher and space for a fridge freezer. With tiled splash backs and flooring, there is space for a breakfast table with a sliding patio door taking to the rear garden, and a door taking you back to the hall entrance. The side lobby provides a further front door and secondary stairs to the first floor landing, with tiled flooring underfoot for ease of maintenance. An integral door leads to the garages. The garden room offers a multi purpose space with a study area, sitting on wood effect flooring with full height uPVC double glazing and further sliding patio doors to the rear garden. With a part vaulted ceiling, velux windows ensure excellent natural light.

Heading upstairs, the main carpeted landing includes a front facing window and built-in area cupboard with doors taking you to the bedroom accommodation. The main bedroom sits at the far end, complete with a front facing window, extensive range of built-in bedroom furniture, with a private ensuite bathroom leading off including a free-standing rolled top bath. Useful storage sits under the hand wash basin, and a walk-in double shower cubicle includes an Aqualisa power shower, with tiled slash-backs. The two further double bedrooms are both finished with fitted carpet underfoot and are served by the main shower room, with a contemporary white three piece suite including a shower cubicle and thermostatically controlled shower and heated towel rail.

The secondary set of stairs lead from the inner lobby with a carpeted landing area offering storage with two further bedrooms leading off, both finished with fitted carpet and rear facing garden views. A further family bathroom can be found with a three piece suite including tile splash-backs and tiled flooring underfoot, with a velux window above







THE GREAT OUTDOORS

Occupying a 0.34 acre plot (stms), extensive rear gardens offer a well stocked gardeners paradise. With many secluded spots to dine alfresco and entertain, a covered area leads from the garden room and kitchen, creating an ideal log store. Heading down the garden, areas of lawn and paving continue, with a feature pond, and various fruit trees. The rear of the garden offers a working garden with raised vegetable beds. The first of the garages includes an up and over door to front with extensive storage space and a door taking you to a utility room - offering a U-shaped arrangement of wall and base level units, with space for a washing machine, and a window and door to take you to the rear garden. The secondary garage is tandem in length with an electric up and over door to front, wall mounted gas fired central heating boiler, window and door to rear garden.



FIND US

Postcode : NR14 7JT

What3Words : ///bespoke.pollution.fruitcake

VIRTUAL TOUR

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



Ground Floor



Floor 1

Approximate total area⁽¹⁾

2787 ft²

258.7 m²

Reduced headroom

97 ft²

9 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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