



Cawstons Meadow, Poringland - NR14 7SX



Cawstons Meadow

Poringland, Norwich

NO CHAIN. This SEMI-DETACHED BUNGALOW presents an excellent opportunity for those seeking a property with UNTAPPED POTENTIAL. Situated in a desirable cul-de-sac location, the residence provides CONVENIENT ACCESS to the VILLAGE CENTRE while maintaining a peaceful ambience. Boasting a generously sized 15' SITTING ROOM featuring a sunny SOUTH FACING ASPECT, the property seamlessly connects to a lovely CONSERVATORY offering picturesque garden views, along with a fitted KITCHEN. Accommodation comprises up to THREE BEDROOMS, serviced by a well-appointed family bathroom complete with a convenient shower. The PRIVATE GARDENS provide a tranquil retreat with a delightful TREE-LINED BACKDROP, ideal for quiet relaxation or al fresco entertaining.

Council Tax band: B

Tenure: Freehold



- No Chain!
- Semi-Detached Bungalow with Potential
- Cul-De-Sac Location with Easy Access to Village Centre
- 15' Sitting Room with South Facing Aspect
- Conservatory with Garden Views
- Up to Three Bedrooms
- Family Bathroom with Shower
- Private Gardens with Tree Lined Aspect

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

A large lawned front garden adorned with a range of mature planting and shrubbery can be found, with a timber picket fence enclosing the frontage. An adjacent shingle driveway offers tandem parking for several vehicles, with gated access to the rear garden, while the hard standing footpath takes you to the main entrance door.



THE GRAND TOUR

Stepping inside, the hall entrance is complete with fitted carpet underfoot and the loft access hatch above, with doors leading into the bedroom and living accommodation. A useful cupboard offers storage, whilst access to the garden can be gained via the conservatory to the rear. Starting in the sitting room, a front facing bow window along with the dual aspect side window floods the room with excellent natural light, with a feature fireplace creating a focal point to the room and fitted carpet underfoot. Sitting adjacent, the kitchen can be found with a galley style arrangement of wall and base level units with a front facing window enjoying a south facing aspect, and with space for general white goods including an electric cooker, fridge freezer and washing machine. Tiled splash-backs run around the work surface whilst a door leads out to the side access. The main bedroom sits to the rear with garden views including a range of built-in bedroom furniture and over bed storage, along with fitted carpet underfoot. The second bedroom sits at the opposite end of the hallway also finished with fiddle carpet and a rear facing double a window. The family bathroom is adjacent with a three piece suite including a shower with a bath with tile splashbacks, tile flooring and side facing window. The third bedroom sits in the centre of the bungalow and has been used as a further reception room with fitted carpet underfoot and ample space for a dining table whilst french doors take you to the rear facing conservatory which extends the living space sat under a vaulted ceiling with double glazed windows to side and rear and french doors leading out. The conservatory is complete with tiled flooring underfoot and a radiator.

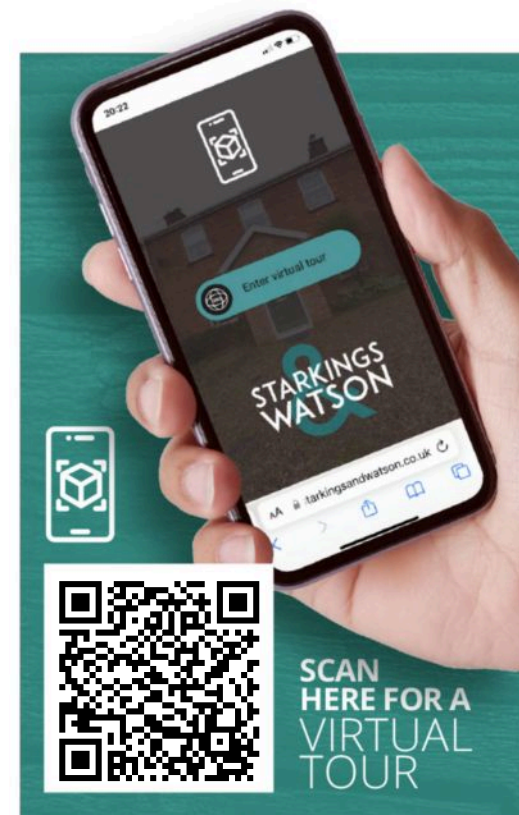
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VIRTUAL TOUR

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



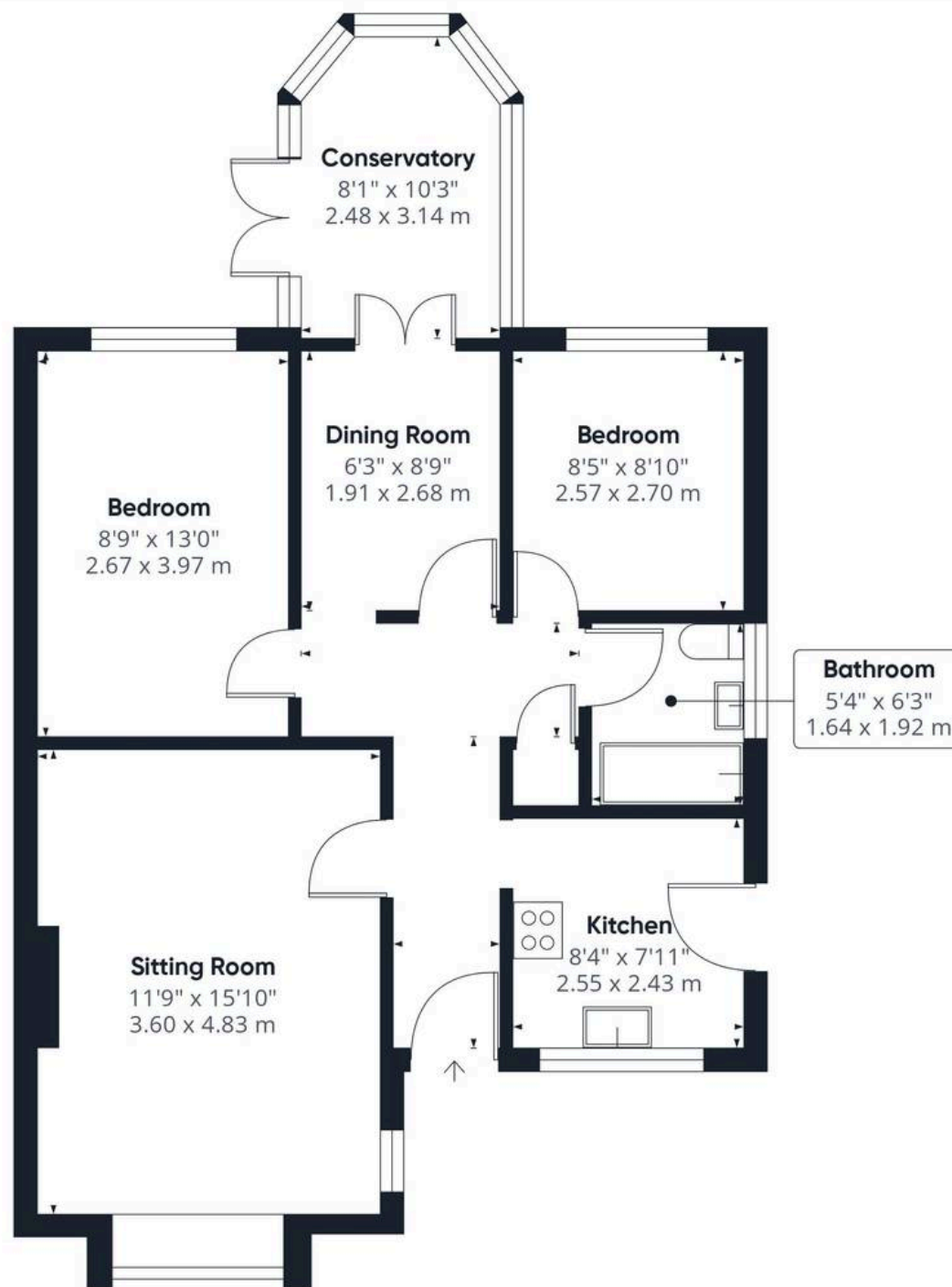




THE GREAT OUTDOORS

With a tree lined rear aspect, the lawned rear garden is enclosed with timber panelled fencing, whilst offering an array of shrubbery and hedging, along with useful storage. With a timber shed and green house, a patio can be found next to the conservatory, with a shingle pathway leading to the front access gate.





Approximate total area⁽¹⁾

713 ft²
66.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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