



Briggs Drive, Poringland - NR14 7UT



Briggs Drive

Poringland, Norwich

Enjoying an idyllic setting OVERLOOKING open GREEN SPACE, this property spans approximately 1050 sq. ft (stms). Built in 2020 by David Wilson Homes, this DETACHED HOME offers a haven of modern tranquillity. An inviting abode, it is conveniently situated within WALKING DISTANCE to an array of amenities. The welcoming hall entrance leads to a thoughtfully designed layout, featuring a 16' BAY FRONTED SITTING ROOM for relaxation, W.C, and a spacious 19' KITCHEN/DINING ROOM complemented by a separate utility space and French doors opening to the rear garden. The property boasts FOUR well-proportioned BEDROOMS, including an en suite from the main bedroom, and BUILT-IN WARDROBES to the two larger bedrooms, in addition to a family bathroom. Step outside to discover beautifully landscaped gardens adorned with a large patio, ideal for ALFRESCO DINING, and extensive planting creating a serene ambience. Extensive planting throughout the garden adds to the allure, whilst a gated access leads to the GARAGE - oversized with POWER and STORAGE ABOVE.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- 2020 Built Detached Home
- Overlooking Open Green Space
- Approx. 1050 Sq. ft (stms)
- Hall Entrance with W.C
- 16' Bay Fronted Sitting Room
- 19' Kitchen/Dining Room with Separate Utility & French Doors to Rear
- Four Bedrooms, En Suite & Family Bathroom
- Landscaped Gardens with a Large Patio & Extensive Planting

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

Tucked away on a shared side road serving only two properties with views over open green space, the property enjoys a brick-weave private driveway offering tandem parking for several vehicles, with gated access to the rear garden and access to the detached garage, where EV car charger can be found on the side of the property. With a range of mature planting within the lawned, further garden space sits opposite the property and across the driveway.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with easy to maintain wood effect flooring, with stairs rising to the first floor landing and a usual built-in storage cupboard below. Doors lead off to the living space and also to the ground floor W.C, which offers a white two piece suite with tiled splash-backs and a useful storage cupboard. The main living space includes the bay fronted sitting room with attractive views over the front garden and green space with fitted carpet underfoot. The kitchen/dining room sits to the rear of the property enjoying garden views offering an L-shaped arrangement of high gloss wall and base level units, with integrated cooking appliances including an inset electric ceramic hob with extractor fan above and built-in eye level electric double oven, wood effect flooring continues underfoot with ample space for soft furnishings and a dining table. Integrated appliances include a fridge freezer and dishwasher, matching up-stands and under cupboard lighting along with the rear facing window and French doors which take you to the rear garden. The utility room leads off providing space for laundry appliances including a washing machine and tumble dryer with further work surface space and a cupboard housing the wall mounted gas fired central heating boiler, whilst a door takes you to the side driveway.

Heading upstairs, the carpeted landing includes a useful built-in double airing cupboard with a loft access hatch above which is partially boarded professionally with loft ladder and doors leading off to the four bedrooms. Each of the bedrooms is finished with fitted carpet and uPVC double glazing with the two larger bedrooms including built-in double wardrobes. The main bedroom enjoys a private ensuite shower room which is formed in a white three piece suite with a large walk-in double shower cubicle including tile splash-backs and an electric shower with a heated towel rail and side facing window. The family bathroom completes property with the white three piece suite including tile splashbacks, wood effect flooring and a heated towel rail

FIND US

Postcode : NR14 7UT

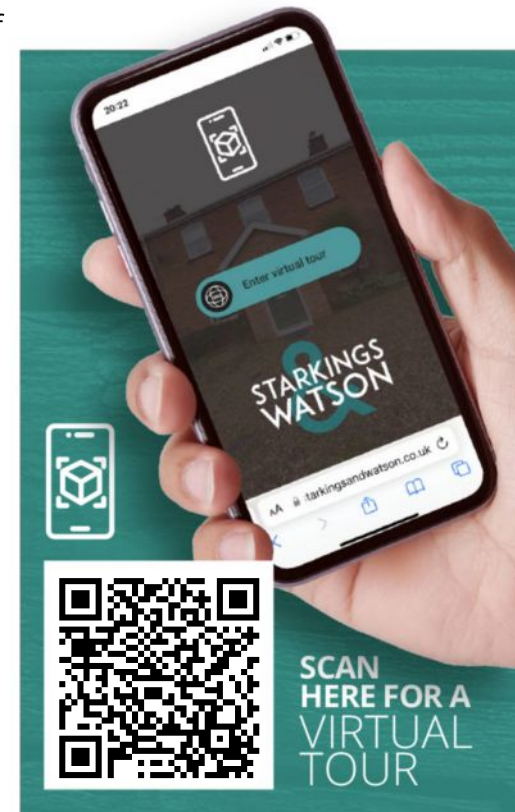
What3Words : ///elections.earliest.flow

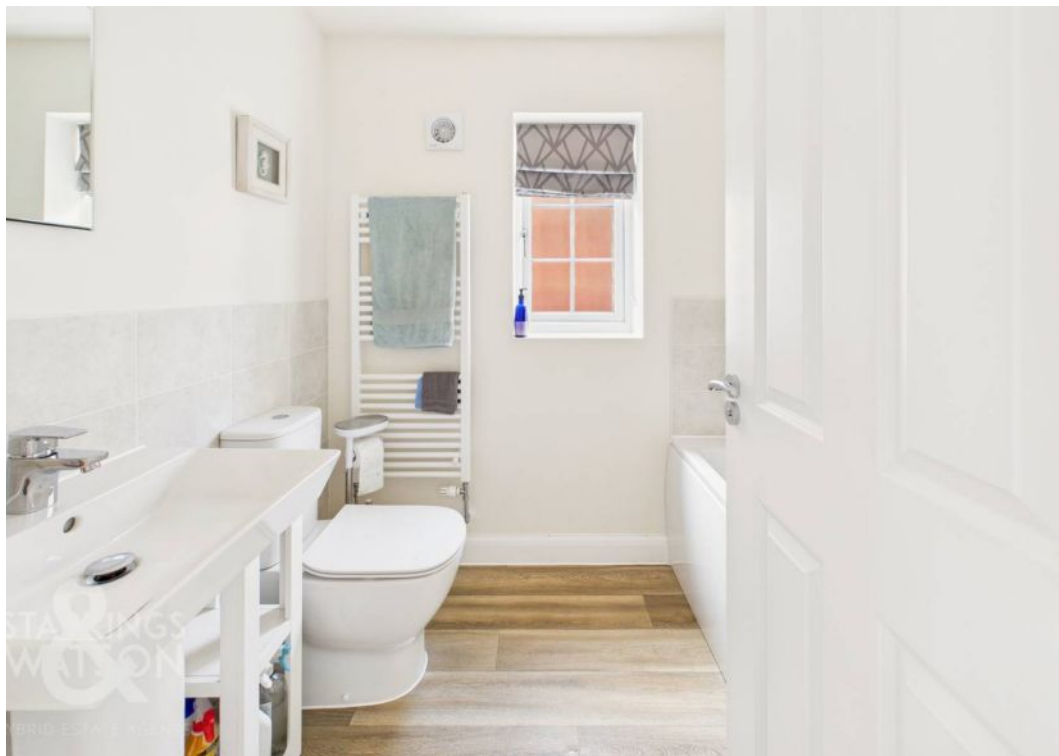
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge is due for the upkeep of the communal green space.



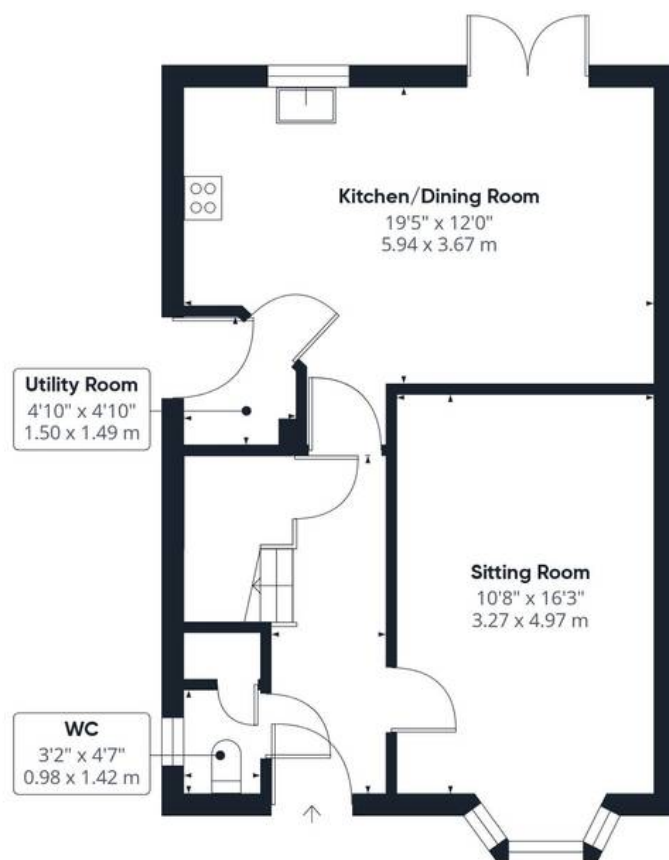




THE GREAT OUTDOORS

The rear garden has been meticulously landscaped and maintained since the property was built, including a full width patio which runs across the rear of the property, with outside power and water supplies. A range of mature planting and raised beds running down the garden, the central section of the garden is laid to shingle with paving running to a rear lawn section, where a timber built shed and greenhouse can be found, along with a further extensive array of mature planting - all enclosed within timber panel fencing. Gated access leads to the driveway where the garage can be found, including an up and over door to front, with storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1058 ft²

98.3 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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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.