



Cawstons Meadow, Poringland - NR14 7SX





## Cawstons Meadow

Poringland, Norwich

Tucked away in a CUL-DE-SAC SETTING, this FULLY RENOVATED and MODERNISED detached bungalow offers the epitome of comfortable living. Step inside to discover NEW DECOR and FLOOR COVERINGS that adorn this charming abode. Boasting an A-RATING for ENERGY EFFICIENCY, the property is equipped with SOLAR PANELS and an AIR SOURCE HEAT PUMP to keep utility costs at bay. Living space can be found in the SITTING ROOM with DUAL ASPECT WINDOWS, whilst the RE-FITTED KITCHEN comes complete with integrated appliances, making cooking a delight. With THREE BEDROOMS, there is ample space for the whole family. The MODERNISED SHOWER ROOM boasts storage solutions and a WET ROOM style shower for your convenience. Outside, the LOW MAINTENANCE GARDENS provide a haven for relaxation, with a GARAGE and PARKING adding to the practicality of this home - all of which is SITUATED within WALKING DISTANCE to shops and amenities.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A



- Fully Renovated & Modernised Detached Bungalow
- New Decor & Floor Coverings
- A-Rated for Energy Efficiency with Solar Panels & Air Source Heat Pump
- Re-fitted Kitchen with Integrated Appliances
- Three Bedrooms
- Modernised Shower Room with Storage
- Low Maintenance Gardens with Garage & Parking
- Walking Distance to Shops & Amenities

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.



## SETTING THE SCENE

Set back from the road and approached via a low maintenance shingled front garden. An adjacent driveway with EV charger offers off road parking with gated access leading to a further driveway and detached garage. Newly planted hedging can be found to the front border, with enclosed timber panel fencing to the side, and a pathway taking you to the main entrance door.

## THE GRAND TOUR

Once inside, tiled flooring can be found underfoot for ease of maintenance with space for coats and shoes, with doors leading to the kitchen, bedroom and living accommodation. A useful utility cupboard provides storage and space for a washing machine. To your right hand side, an open plan sitting/dining room can be found, with a feature fireplace offering potential to install a modern gas fire or wood burner, with herringbone style flooring underfoot. Dual aspect windows face to front and side, flooding the room with excellent natural light, with ample space for soft furnishings and a dining table. The re-fitted kitchen offers a range of built-in storage units with wood effect work surfaces, integrated appliances including a fridge freezer and dishwasher, washing machine and tumble dryer, with space for a gas or electric cooker and an extractor fan above. The tiled flooring continues underfoot, with a front facing window and side facing door which takes you to the driveway. Three bedrooms stretch across the rear of the bungalow, all of which are finished with fitted carpet and uPVC double glazing. Serving the bedrooms is the walk-in wet room, providing a three piece suite including a wall mounted hand wash space with storage below and a walk-in shower cubicle housing a thermostatically controlled shower with glazed shower screen, tiled splash-backs and vertical radiator.

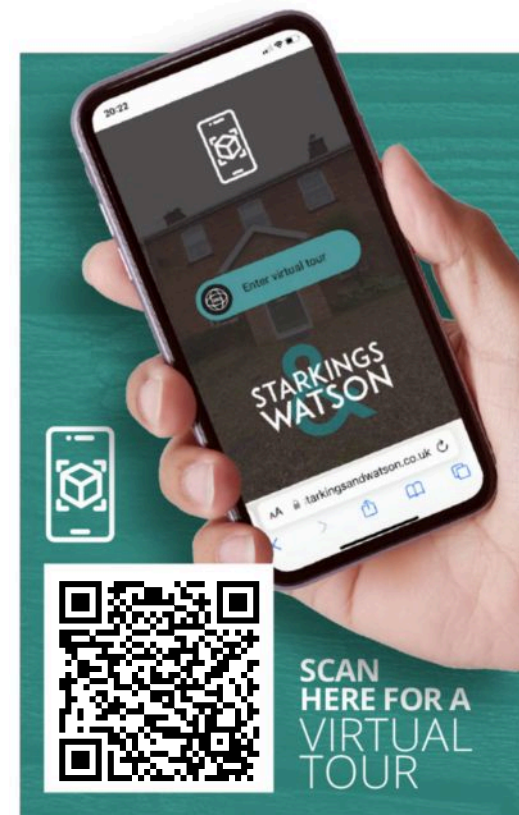
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## VIRTUAL TOUR

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









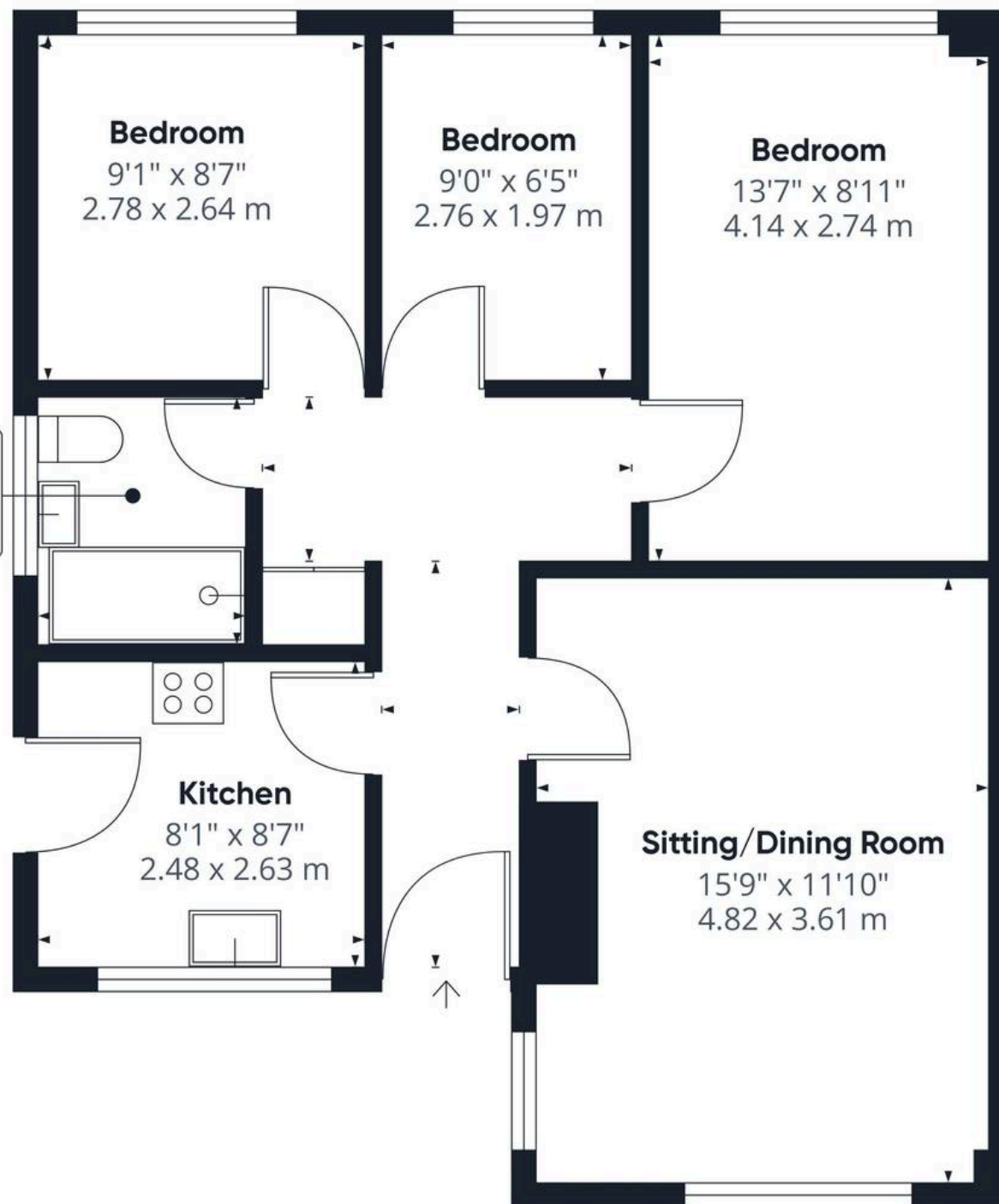


### THE GREAT OUTDOORS

The rear garden has been fully landscaped and laid to shingle for ease of maintenance, with ample parking to the side of the bungalow or further open plan garden space if required. The air source heating system can be found in the garden, with access to the garage which offers an up and over door to front, power and lighting.



**Shower Room**  
6'6" x 5'6"  
1.99 x 1.70 m



**Approximate total area<sup>(1)</sup>**

635 ft<sup>2</sup>

58.9 m<sup>2</sup>

(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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