



The Footpath, Poringland - NR14 7RF





## The Footpath

Poringland, Norwich

This DETACHED BUNGALOW is conveniently situated close to LOCAL SCHOOLING and SHOPPING FACILITIES, whilst enjoying a 0.14 ACRE SOUTH FACING PLOT (stms). With a FRESHLY DECORATED INTERIOR, the property offers a flexible interior with EXTENSION POTENTIAL (stp). Currently some 819 Sq. ft (stms) of accommodation can be found inside, including a 15' SITTING ROOM with a feature CAST IRON WOODBURNER, 16' kitchen/breakfast room, THREE BEDROOMS and shower room. The GARDENS include a TANDEM DRIVEWAY with a further gated drive, LAWNED GARDEN, garage and exterior storage.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Detached Bungalow in Favoured Location
- South Facing 0.14 Acre Plot (stms)
- Walking Distance to Amenities
- Sitting Room with Wood Burner
- Fitted Kitchen/Breakfast Room
- Three Bedrooms
- Re-fitted Shower Room
- Ample Parking & Garage

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

Set back from the road, a tarmac driveway offers tandem parking, enclosed with a low level brick wall and adjacent shingled frontage which offers further parking. Access leads to the front door, whilst a metal five bar gate opens to a further driveway, rear garden and garage.



## THE GRAND TOUR

Once inside, herringbone style wood effect flooring runs underfoot, with a loft access hatch and built-in storage. Doors lead off, starting with the sitting room. Centred on a feature cast iron woodburner, wood effect flooring continues underfoot, with a picture window to front allowing views over the garden. Opposite sits the kitchen/breakfast room, complete with a breakfast bar, ample cupboard storage and work surface space, room for a gas fired Range style cooker, and other general white goods. A window faces to front and a door onto the driveway. Heading through the hall, three bedrooms can be found, with one currently used as a dining room. The shower room completes the property, finished with tiled walls, heated towel rail and a three piece suite which includes a wall mounted hand wash basin and double shower cubicle.

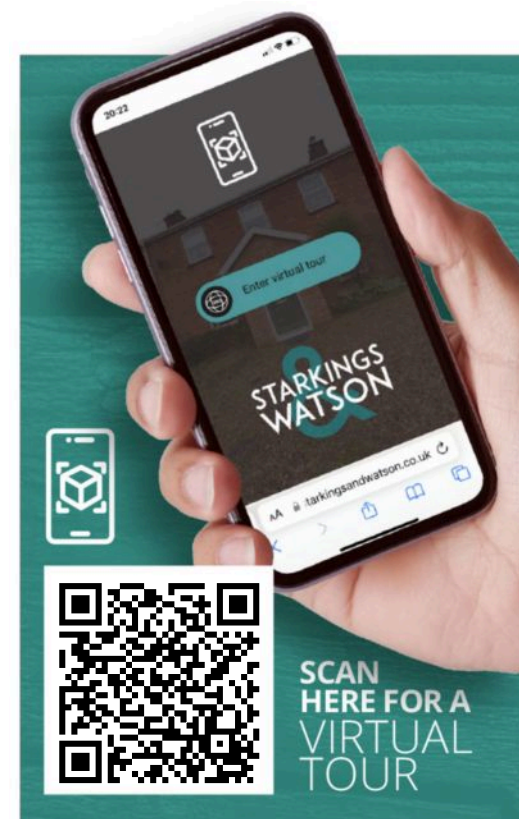
## FIND US

Postcode : NR14 7RF

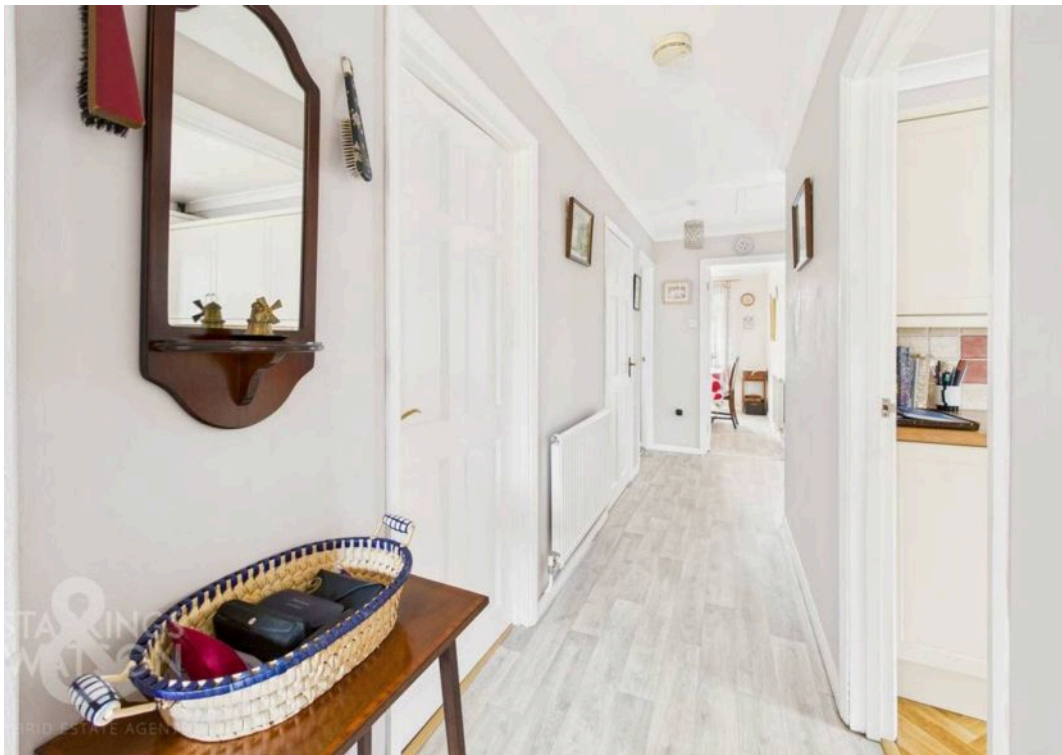
What3Words : ///epidemics.torso.emporium

## VIRTUAL TOUR

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







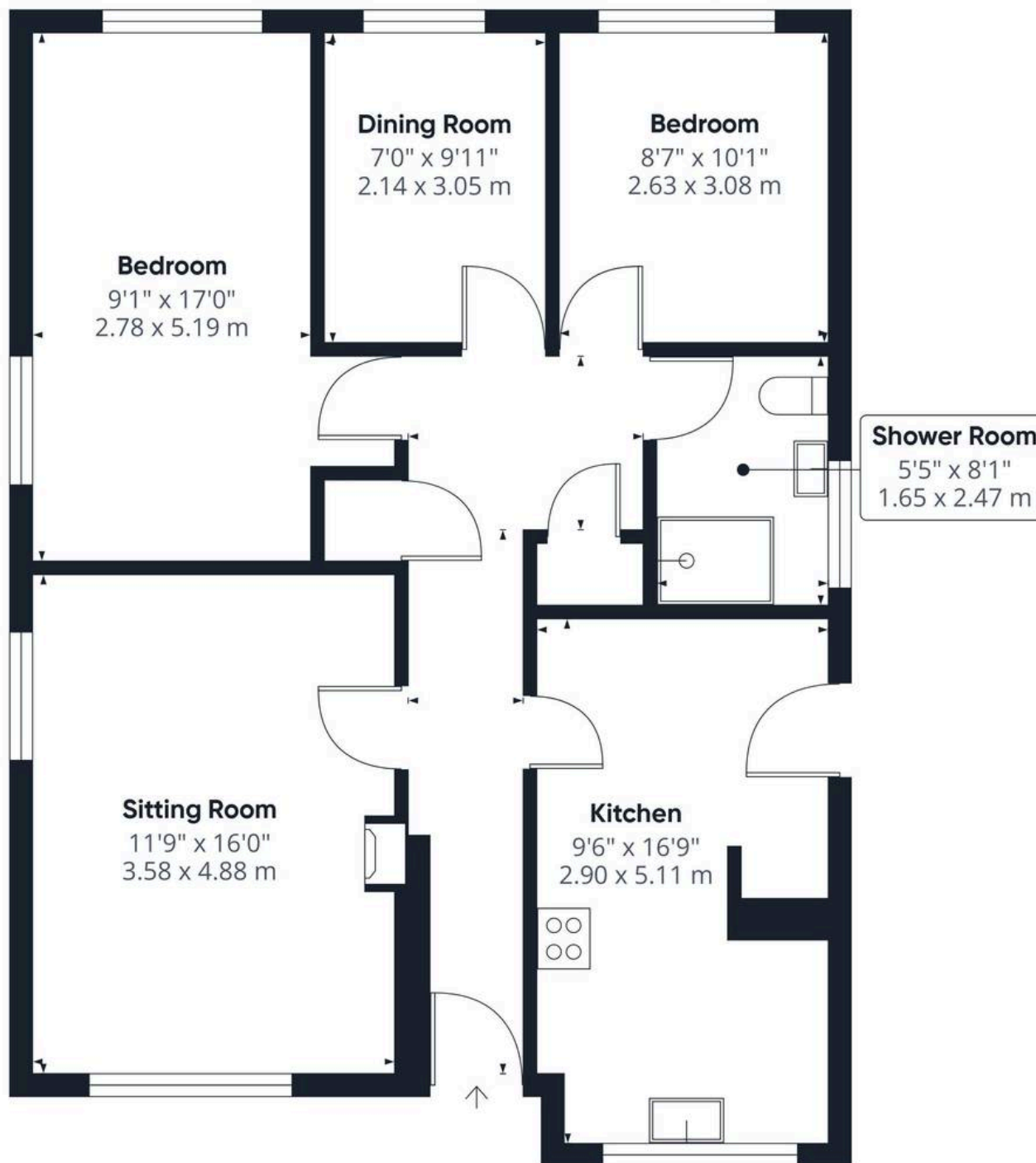




## THE GREAT OUTDOORS

The rear garden is mainly laid to lawn, and is a blank canvas ready for planting. Plant beds have been introduced to the boundaries, with timber panelled fencing, and a useful covered storage area. The garage offers power, lighting and an electric up and over door to front.





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

832 ft<sup>2</sup>

77.3 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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