



Picton Close, Poringland - NR14 7XF



Picton Close

Poringland, Norwich

With a SOUTH FACING FRONTAGE and UNIQUE CURVED FAÇADE, this LINK-DETACHED HOME is a prime example of LUXURY LIVING. From the moment you step inside, you are greeted by the grandeur of this EXTENDED HIGH SPECIFICATION home. The unique design, featuring a curved hall and extensive storage options, sets it apart from the rest. Equipped with under floor heating, TRIPLE GLAZING, SOLAR PANELS and BATTERY STORAGE, this eco-friendly property boasts a 17' KITCHEN/DINING ROOM perfect for entertaining, 21' OPEN PLAN SITTING ROOM, and a breath-taking 21' GARDEN ROOM that floods the space with natural light via VELUX WINDOWS and TWIN SETS OF PATIO DOORS. The FOUR SPACIOUS BEDROOMS, each adorned with WARDROBES or WALK-IN WADROBES, offer a retreat. The contemporary W.C, EN SUITE and 'Jack & Jill' BATHROOM all include QUALITY FITTINGS to provide a touch of elegance. Outside, the partly WALLED GARDENS include a PATIO and CENTRAL LAWN, with a double driveway with EV charger, GARAGE and integral storage or HOME OFFICE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Extended High Specification Detached Family Home
- Unique Design with Curved Hall & Extensive Storage
- 17' Kitchen/Dining Room
- 21' Open Plan Sitting Room & 21' Garden Room
- Four Spacious Bedrooms - With Wardrobes or Walk-in Wardrobes
- Contemporary En Suite & 'Jack & Jill' Bathroom
- Walled Gardens & Double Driveway with EV Charger
- Garage & Integral Storage or Home Office

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

Standing proudly on a corner plot, the property offers a unique curved front façade with a well stocked front garden along with its curved wall which encloses the rear garden and parking area. With a mixture of brickwork and cladding, the property also offers solar panels to the roof, creating an ideal home for an eco conscious buyer.

THE GRAND TOUR

Heading inside, the ground floor is finished with underfloor heating in true Norfolk Homes style, with a recessed barrier mat and wood effect flooring underfoot. Two built-in double storage cupboards along with a further understairs cupboard cater for family needs, with a door leading to the kitchen and living spaces, and useful ground floor WC. With a range of bespoke storage, the W.C includes shelving and cupboard space, with a feature sink unit and mixer tap with tiled flooring underfoot. The kitchen creates the heart of the home with an L-shaped arrangement of high gloss wall and base level units, with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, along with further integrated appliances including a fridge freezer and dishwasher. A built-in breakfast bar is to one side, with ample space for a table or central island, whilst sliding pocket doors create the ideal family friendly flow into the adjacent sitting room. To one corner of the kitchen a useful utility cupboard houses a further sink unit and storage, with the wall mounted gas fired central heating boiler and space for a washing machine and tumble dryer. Opposite, a covered walkway provides garden access and further storage. The main sitting room continues with wood effect flooring underfoot, flooded with light via the south facing window, while sliding patio doors take you to the garden room extension - providing further living space and panoramic views of the garden via twin sets of sliding patio doors. Fitted carpet can be found underfoot with ample space for soft furnishings and a dining table, with a vaulted ceiling and velux windows above.

Heading upstairs, the curved front stairway includes a feature velux window above for excellent natural light, with exposed wood handrails and glazed balustrades to the stairs. The landing is finished with fitted carpet and a further built-in storage cupboard and loft access hatch above. Doors lead off to the four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. Each bedroom features useful built-in storage with the two en-suite bedrooms including walk-in wardrobes. The main bedroom features a private en-suite with a feature double shower cubicle including a twin head thermostatically controlled rainfall shower, with tiled splash-backs, built-in storage under the hand wash basin and heated towel rail. The second en-suite bedroom has access to the 'Jack & Jill' family bathroom - which is a spacious room including a white four piece suite with a panelled bath, double shower cubicle with a thermostatically controlled twin head rainfall shower and useful storage, whilst being finished with a heated towel rail.

FIND US

Postcode : NR14 7XF

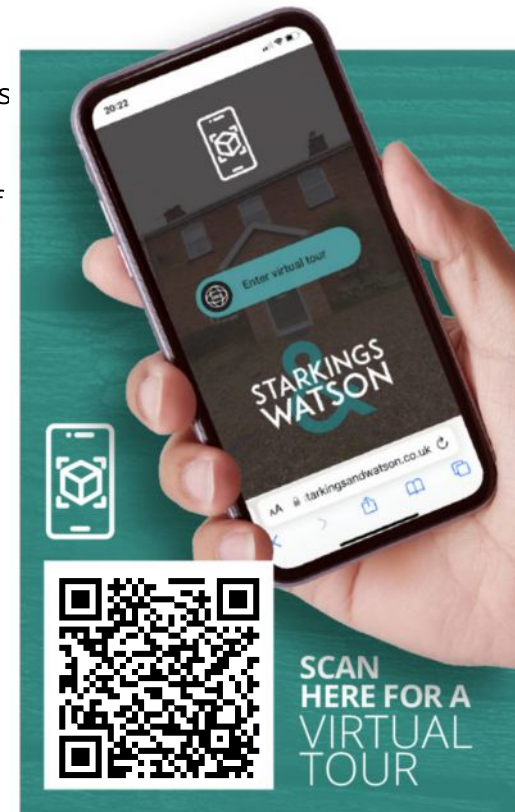
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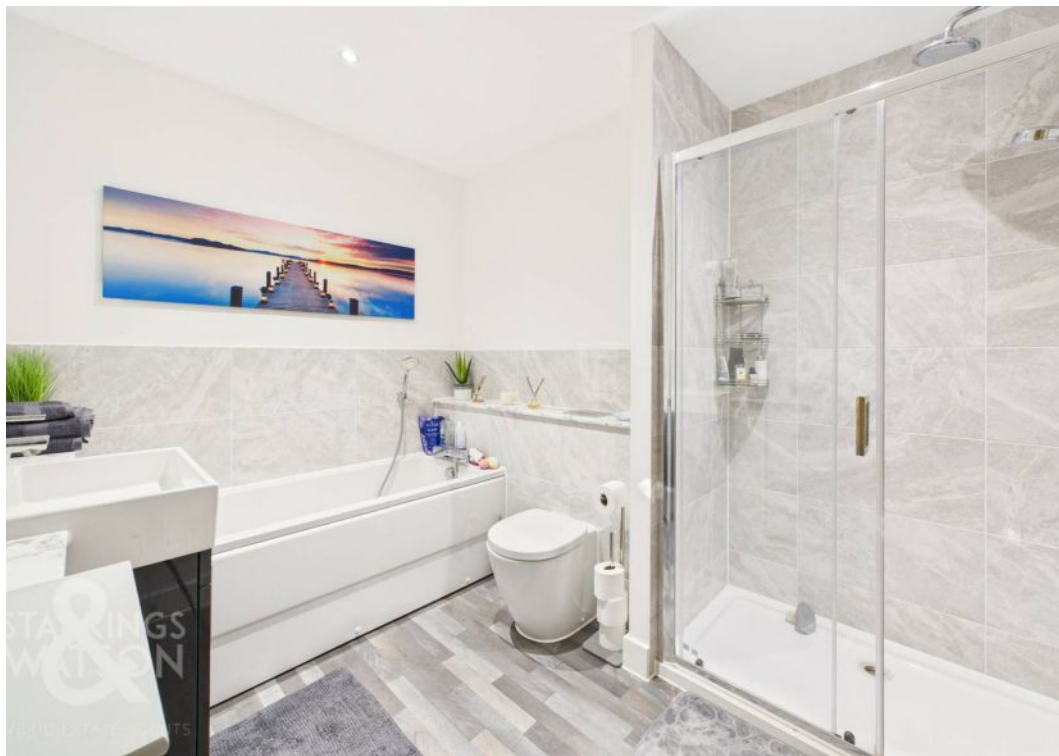
VIRTUAL TOUR

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

AGENTS NOTES

The property includes an Air Circulation system which was installed when built. A Solar array and battery storage is included with the sale.



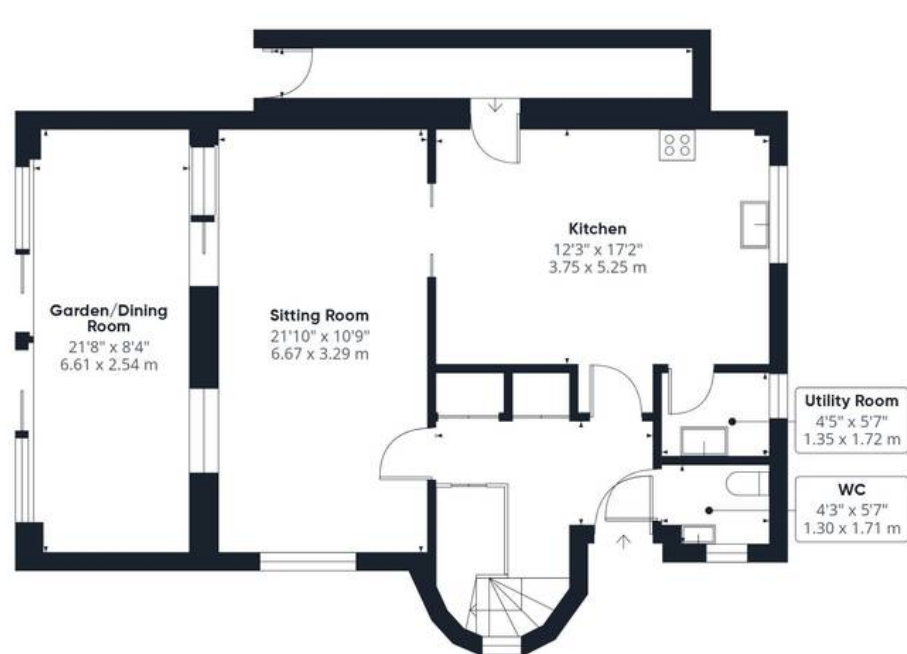




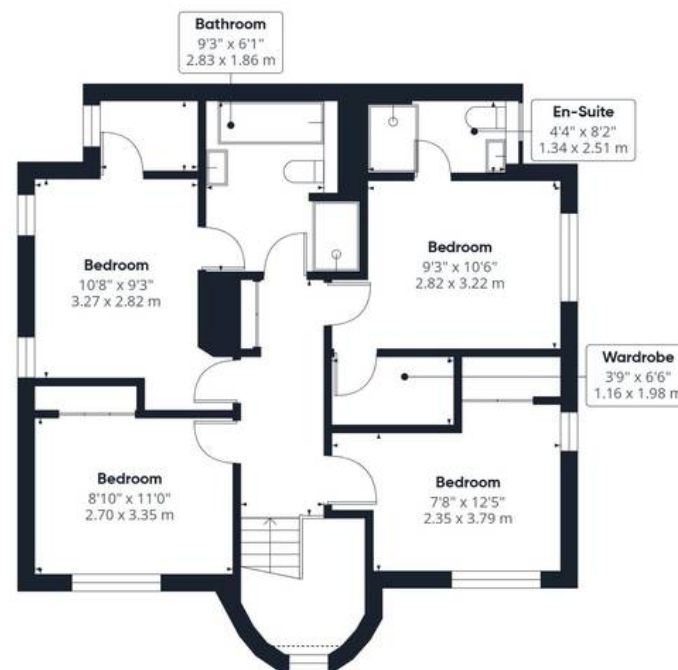
THE GREAT OUTDOORS

The rear garden is fully enclosed within brick walled and timber fence boundaries, with a range of raised flower and shrub beds created to all sides. A patio area extends from the garden room with a lean-to greenhouse and timber built storage shed, with a pathway taking you to the driveway and garage. The garage includes the main storage area with an electric roller door to front, along with a useful home office or storage area, created to the rear of the garage, accessed via an internal door with power and lighting. The driveway area offers parking for two vehicles with an EV car charger available by separate negotiation.

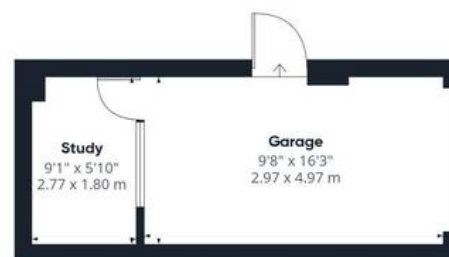




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1728 ft²

160.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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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.