



Green Fall, Poringland - NR14 7SP



Green Fall

Poringland, Norwich

Nestled within a serene CUL-DE-SAC, this stunning WELL-DESIGNED detached home offers a LUXURIOUS LIFESTYLE for the discerning buyer. Boasting approximately 1750 sq. ft (stms) of accommodation, the property EXUDES ELEGANCE from the grand hall entrance with a GALLERIED LANDING and convenient storage options to the inviting 19' SITTING ROOM featuring a cosy WOOD BURNER. The main living space is OPEN PLAN, and incorporates the GARDEN ROOM with a vaulted ceiling and FRENCH DOORS which provide a tranquil retreat. The 19' L-SHAPED KITCHEN/DINING ROOM with a central island is a gourmet's delight - with CONTRASTING CUPBOARDS and a suite of INTEGRATED APPLIANCES. Additional highlights include a utility room and a cleverly converted double garage/storage space. Upstairs, THREE SPACIOUS DOUBLE BEDROOMS await, along with a LUXURY FAMILY BATHROOM that promises relaxation and rejuvenation. Step outside into THE GREAT OUTDOORS, where the magic continues.



The rear garden is a vision of well-thought-out design, boasting planted borders, a raised PATIO SEATING AREA perfect for entertaining and alfresco dining. Secluded behind timber panel fencing and a variety of mature plantings, the garden basks in the SOUTHERN SUN, offering a lush grass area and a timber decked seating spot on the side for a versatile outdoor oasis.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Stunning Well Designed Detached Home
- Approx. 1750 Sq. ft (stms) of Accommodation
- Grand Hall Entrance with Galleried Landing & Storage
- 19' L-Shaped Kitchen/Dining Room with Central Island
- 19' Sitting Room with Wood Burner
- Garden Room with Vaulted Ceiling & French Doors
- Three Spacious Double Bedrooms & Luxury Family Bathroom
- Utility Room & Double Garage/Storage Conversion

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 block paved driveway opens up providing off road parking for several vehicles with access to the double converted double garage and front gardens. Screened from the road, the front gardens offer a private and secluded setting whilst being finished to the highest level of detail to include an area of lawn with an immaculate array of planted borders and further block paved pathways creating a patio seating area and access to the main entrance door, garden room and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance is something to behold with a galleried landing above, luxury wood effect flooring underfoot and a high level front facing window which floods the room with excellent natural light. Built-in storage sits within the stairs, with ample space for coats and shoes and six front facing windows which further enhance the light and bright feel to your right hand side. A door leads off to the main sitting room with a cosy wood burner recessed in the feature fireplace, with dual aspect views to side and rear, and the same wood effect flooring continuing underfoot. Double doors take you through to the adjacent garden room with its vaulted ceiling above and triple aspect views, along with French doors which lead out to the front garden. This expansive living area continues with an opening to the kitchen/dining room with ample space for a dining table which does not compromise the spacious array of kitchen units and central island - finished with a high gloss design and contrasting cupboard fronts which match the work surface. The kitchen includes extensive storage with integrated cooking appliances including an inset electric ceramic hob with a glass splashback and extractor fan, along with an eye level built-in electric oven and combination oven. French doors and a further door lead out to the rear garden, with the kitchen including integrated appliances with a built-in fridge freezer and dishwasher. with an opening taking you to the hall entrance - creating the ideal family friendly home or entertainers paradise. The useful ground floor W.C sits to one corner of the hall entrance with

storage under the hand-wash basin, with attractive tiled splash-backs and heated towel rail. The double garage has been converted to create three separate sections of further ground floor space including a utility area with garden access, further integral storage with a side access door and double doors which take you to the original garage with an electric roller door to front. Potential exists to re-configure the existing double garage into one large space if required whilst retaining the existing utility room.

Heading upstairs, the galleried landing enjoys views of the hall entrance with an attractive vertical radiator and doors leading off to the three double bedrooms - each presented in a unique style and impeccable finish. The rooms are finished with fitted carpet and uPVC double glazing. The main bedroom was originally built as two and has been created as a large main bedroom with dual aspect windows with fitted carpet underfoot. The family bathroom completes the property with a re-fitted white four piece suite including a separate panelled bath with mixer shower tap and walk-in shower cubicle with a twin head thermostatically controlled rainfall shower with storage under the hand-wash basin and heated towel rail.

FIND US

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VIRTUAL TOUR

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



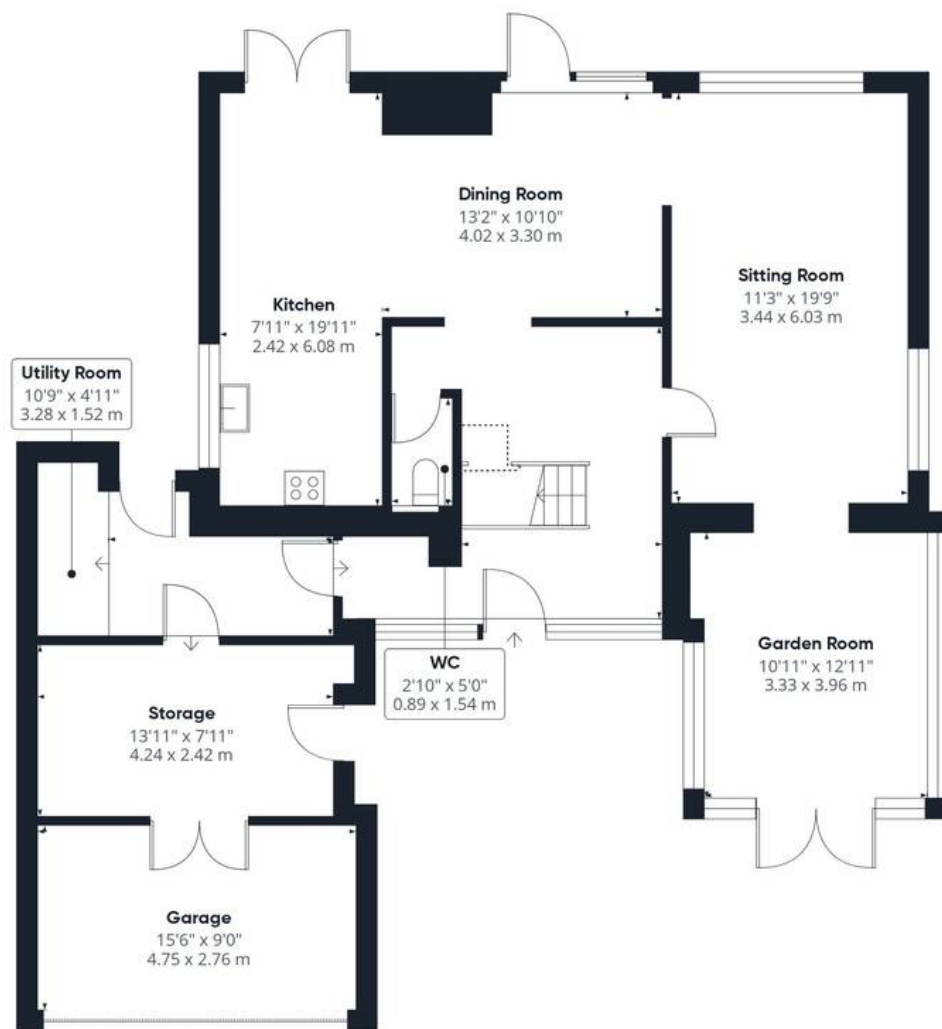




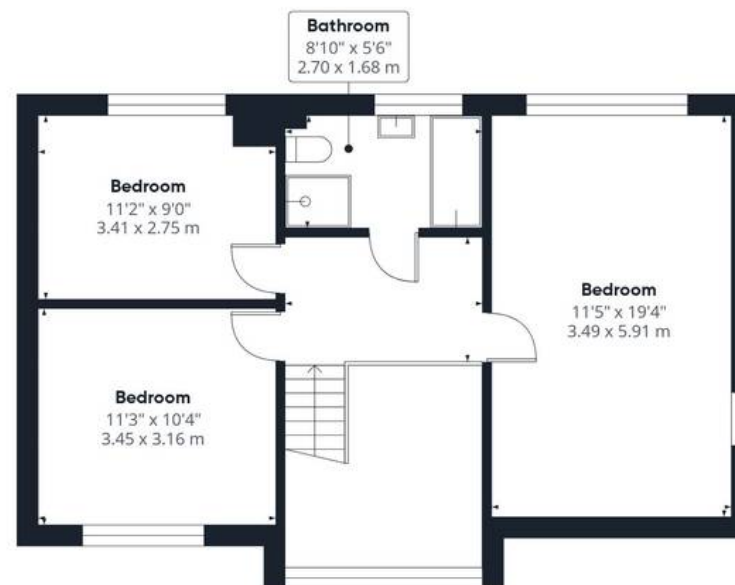
THE GREAT OUTDOORS

The rear garden continues the theme with a well designed layout, planted borders and raised patio seating area - for the ideal space to entertain and dine alfresco. Secluded behind timber panel fencing and a range of mature planting, the garden enjoys the south sun, with a large grass area, and timber decked seating area to the side which creates a side access, opening the front and rear gardens up as one.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1750 ft²

162.6 m²

Reduced headroom

6 ft²

0.5 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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