



St. Marys Road, Poringland - NR14 7SR



St. Marys Road

Poringland, Norwich

NO CHAIN. Occupying a sought-after location, this well-kept DETACHED BUNGALOW presents a rare opportunity to acquire a property, backing onto a PLAYING FIELD. The charm of this home is evident from the outset, boasting a PORCH ENTRANCE and 17' DUAL ASPECT SITTING ROOM that fills the space with natural light. A U-shaped kitchen with garden access provides a seamless transition between indoor and outdoor living. The property comprises THREE BEDROOMS, offering ample space for a growing family or those looking to downsize without compromising on comfort. Sitting alongside, a separate W.C and SHOWER ROOM lead off the inner hall. A garage and tandem driveway ensure convenient parking solutions, complemented by the ease of access to amenities with a bus stop opposite and shops within walking distance. As you explore the PRIVATE GARDENS of this property, a tranquil haven backs onto open playing fields, ensuring a secluded and NON-OVERLOOKED SETTING.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Well Kept Detached Bungalow
- Private Gardens Backing Onto Playing Fields
- 17' Dual Aspect Sitting Room
- U-Shaped Kitchen with Garden Access
- Three Bedrooms
- Garage & Tandem Driveway
- Bus Stop Opposite & Walking Distance to Shops

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

A low level brick wall and planted front border opens up to a shingled front garden, with an adjacent shingled tandem driveway offering ample off road parking. Access leads to the detached garage, gated rear garden and covered porch entrance.



THE GRAND TOUR

Stepping inside, the enclosed porch is finished with fitted carpet and a front facing uPVC double glazed window, with a door taking you to the main sitting room - enjoying a light and brighter feel with dual aspect windows to front and side and a feature gas fireplace with marble surround and hearth creating a focal point to the room. A door leads to the inner hallway and bedroom accommodation, and also to the adjacent kitchen. With a U-shaped arrangement of wall and base level units, the kitchen includes a front facing window with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, with tiled effect flooring underfoot and space for general white goods including a fridge freezer and washing machine. A door leads to the side gated access, whilst the breakfast bar is fitted to one side.

The inner hallway is finished with fitted carpet and loft access hatch above, with a useful built-in double airing cupboard. Doors lead off to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing, with the main bedroom including a range of built-in bedroom furniture with storage cupboards above. A useful W.C sits alongside the main shower room which includes built-in storage under the hand wash basin, and a walk-in shower cubicle with the thermostatically controlled shower and tiled splash-backs.

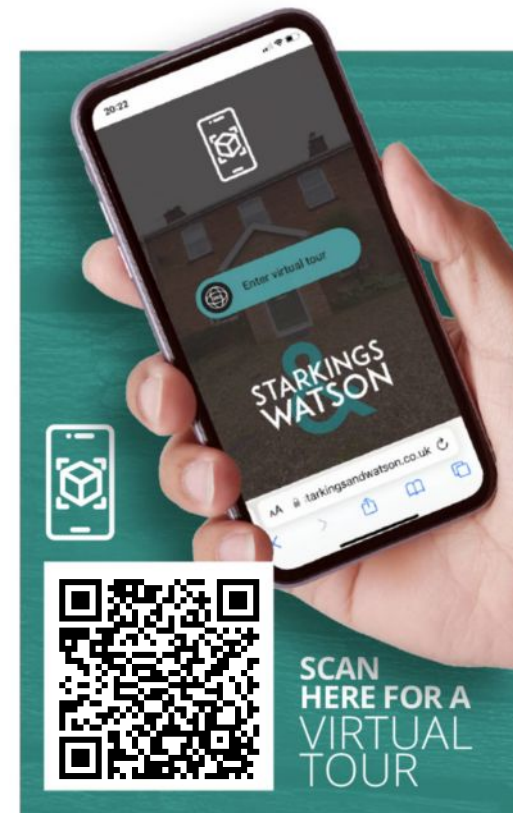
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VIRTUAL TOUR

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



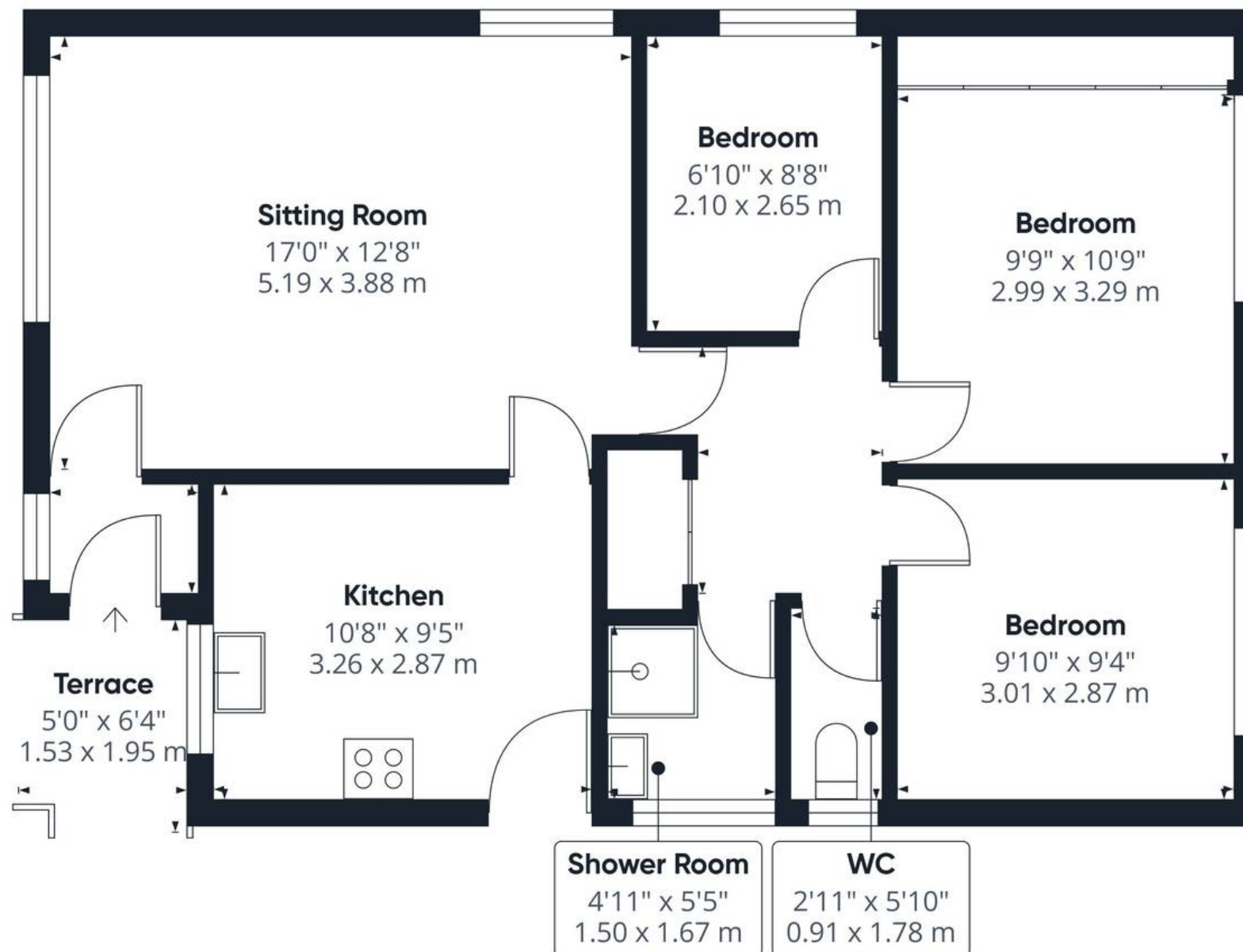




THE GREAT OUTDOORS

The rear garden enjoys a private non-overlooked aspect backing onto open playing fields, enclosed with timber panel fencing. A range of mature planting and hedging can be found throughout the garden which is laid to lawn, and includes gated access to the front driveway and gardens. The garage is accessed through an up and over door to front, with a window to rear, power and lighting.





Approximate total area⁽¹⁾

719 ft²

66.8 m²

Balconies and terraces

31 ft²

2.9 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



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