



Shotesham Road, Poringland - NR14 7LG



Shotesham Road

Poringland, Norwich

NO CHAIN. This EXTENDED DETACHED FAMILY HOME presents a fantastic opportunity for those seeking a SPACIOUS and VERSATILE property in a desirable location. Boasting approximately 1396 Sq. ft (stms), the house welcomes you with a hall entrance featuring a convenient W.C. The impressive 18' SITTING ROOM is flooded with natural light from a charming bow window to the front, providing a relaxing space for family gatherings. To the rear, an OPEN PLAN DINING ROOM and GARDEN ROOM creates a seamless flow, ideal for entertaining or enjoying views of the garden. The current layout offers excellent POTENTIAL to create a contemporary OPEN PLAN KITCHEN and DINING ROOM (stp), perfectly suited to modern family living. Upstairs, FOUR WELL PROPORTIONED BEDROOMS provide ample accommodation for a growing family, sitting adjacent to the FAMILY BATHROOM, while additional features include double glazing and a 2020 installed gas fired central heating boiler . The property also benefits from AMPLE OFF ROAD PARKING and an integral garage, offering both practicality and convenience. Step outside to discover the REAR GARDEN which is fully enclosed with timber panel fencing, ensuring privacy and security for children and pets. MATURE PLANTING and ESTABLISHED SHRUBBERY line the borders, creating a tranquil and attractive setting throughout the seasons.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Extended Detached Family Home
- Hall Entrance with W.C
- 18' Sitting Room with Bow Window to Front
- Open Plan Dining & Garden Room
- Potential to Create Open Plan Kitchen/Dining (stp)
- Four Bedrooms
- Ample Parking, Garage & Enclosed Rear Garden

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 and approached via a shingle driveway, mature hedging screens the property from the road, with ample off road parking and turning space, along with access leading to the main property and adjacent garage.



THE GRAND TOUR

Heading inside, the hall entrance is finished with fitted carpet, whilst a door takes you to the main living space. The ground floor W.C is finished with a white two piece suite along with useful built-in storage, tiled splash-backs around the work surface, with space also provided for coats and shoes. The main living space enjoys a bow fronted window and feature fireplace, with fitted carpet flowing through the space, and a door taking you to an inner hallway where the stairs rise to the first floor landing. Double doors take you to the adjacent dining room, with a further open plan garden room with full height windows and a door leading out to the rear patio and garden. The adjacent kitchen offers potential to create an open plan kitchen/dining space - currently housing a u-shape arrangement of wall and base level units with space for a gas cooker and general white goods including a fridge freezer and washing machine. The kitchen offers extensive storage with tiled splash-backs around the work surface, along with a door taking you to a rear lobby/utility area with further storage shelving and a door taking you to the rear garden. The inner hallway Includes two useful built-in storage cupboards, with doors leading to the main living space and kitchen.

Heading upstairs, the carpeted landing includes a loft access hatch above with doors leading off to the four bedrooms. Each of the bedrooms are finished with fitted carpet and uPVC double glazing, with one including a built-in storage cupboard to one corner. Completing the property is the family bathroom, housing a three piece suite including a corner panelled bath with an electric shower and glazed shower screen above, with tiled splash-backs, wood effect flooring and heated towel rail.

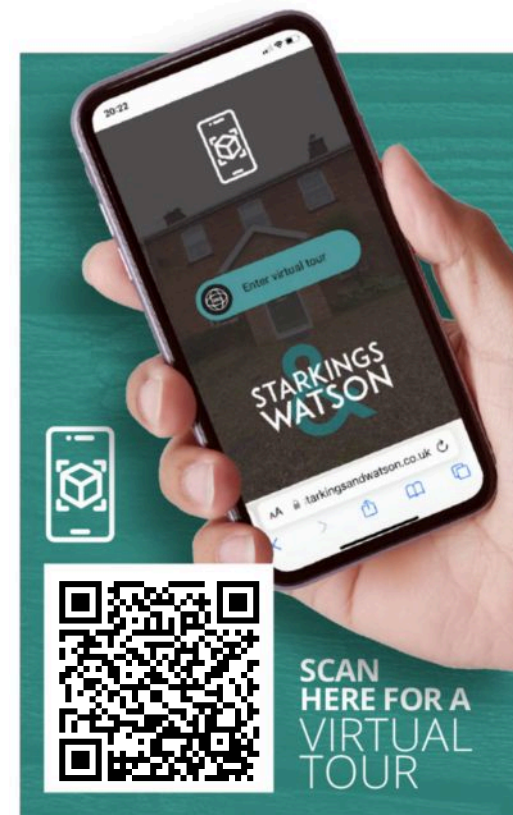
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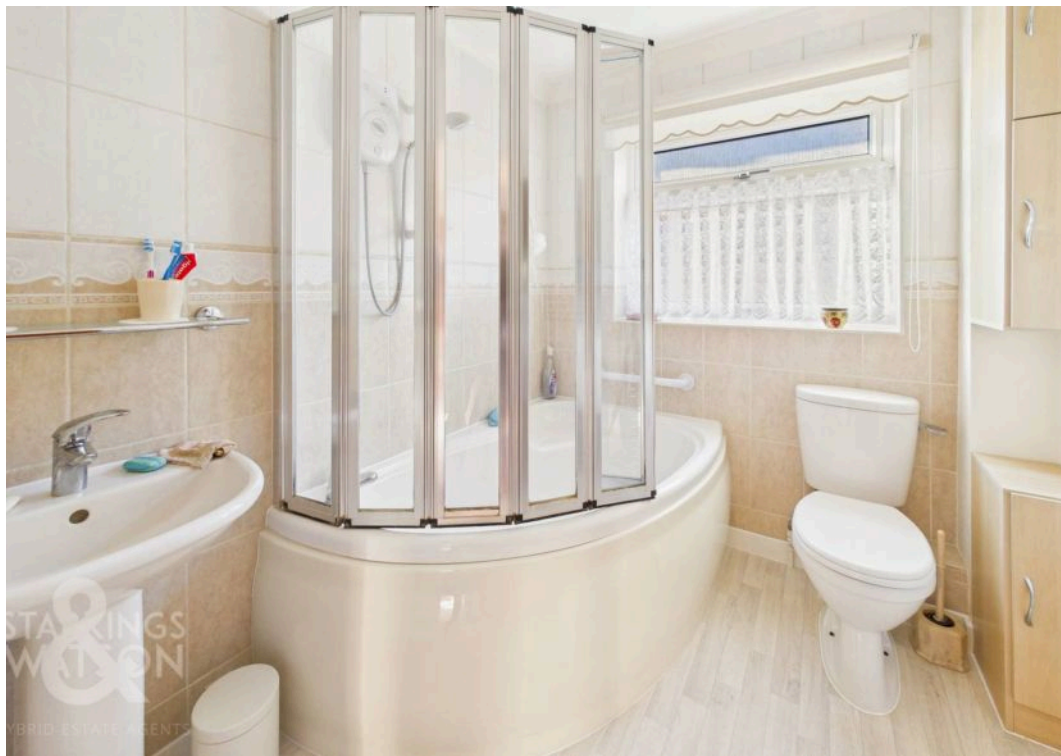
Postcode : NR14 7LG

What3Words : ///briefer.rattled.segregate

VIRTUAL TOUR

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



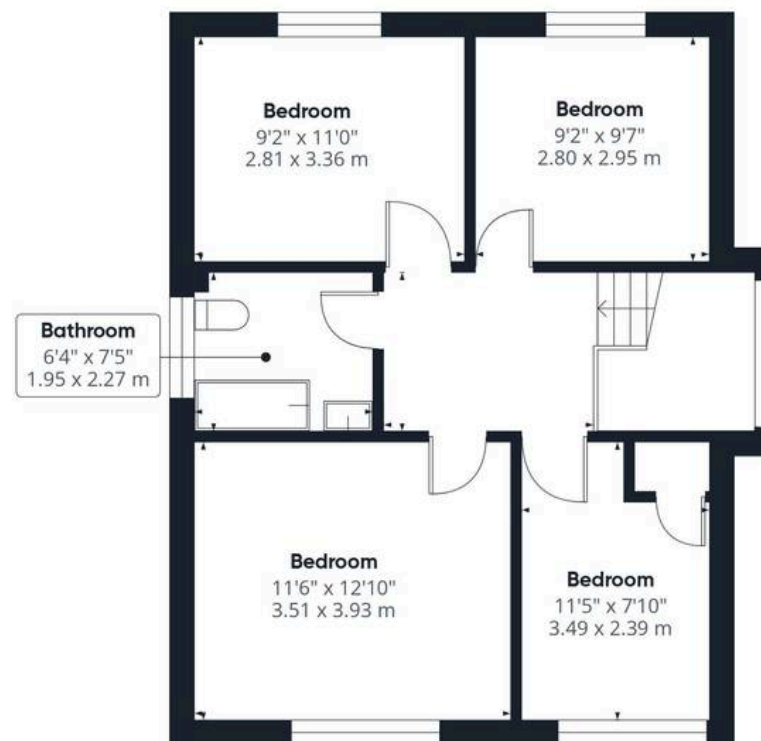
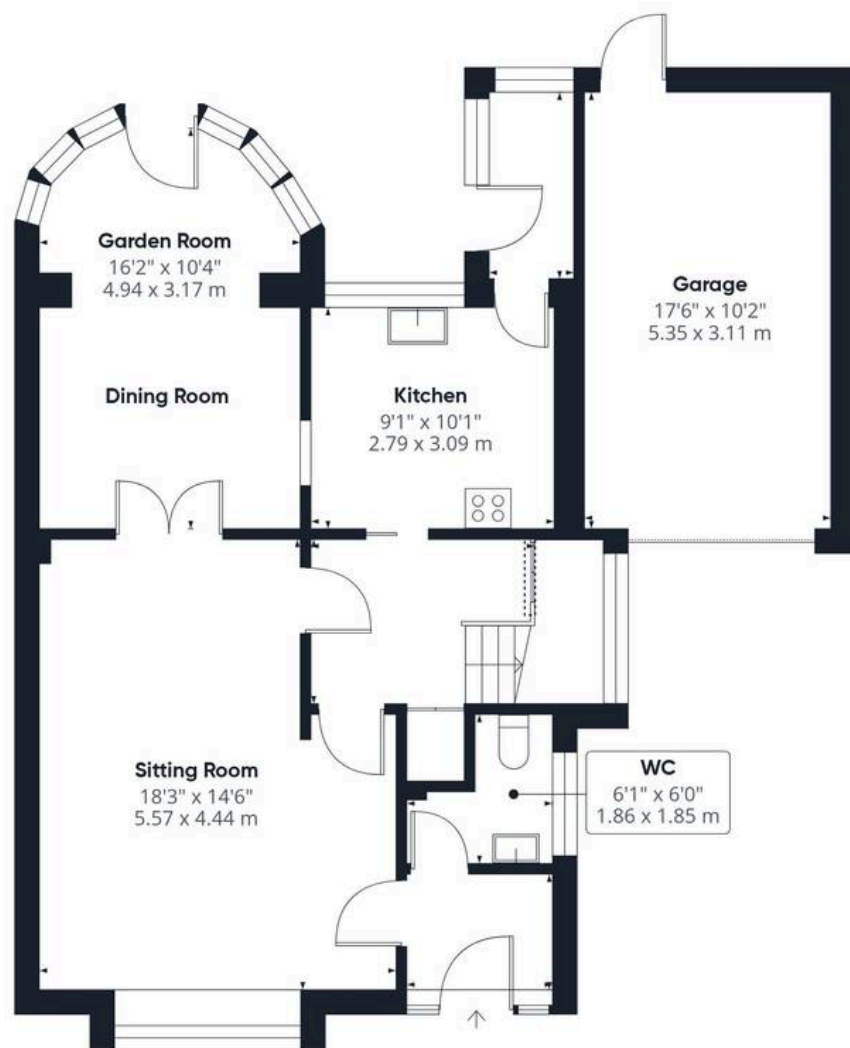




THE GREAT OUTDOORS

The rear garden is enclosed with timber panel fencing, with an array of mature planting and shrubbery to all borders. A patio area leads from the garden room, where a timber shed offers further storage, and a door takes you to the integral garage - finished with an up and over door to the front, power and lighting.





Approximate total area⁽¹⁾

1396 ft²

129.6 m²

Reduced headroom

1 ft²

0.1 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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