

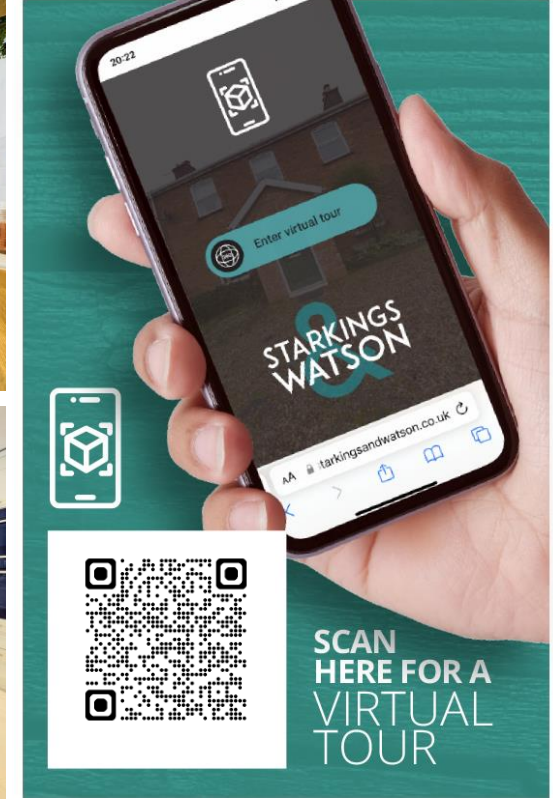
CAWSTONS MEADOW

**Poringland, Norwich NR14 7SX**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

**FOR SALE**  
**PROPERTY**



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**STARKINGS**  
**WATSON**



- Renovated Bungalow
- Extended & Finished to a High Standard
- Open Plan Main Reception & Kitchen
- Separate Utility Room
- Three Ample Bedrooms
- Newly Fitted Family Bathroom & En-Suite
- Private Rear Gardens Backing onto Woodland
- Long Driveway & Garage

### IN SUMMARY

This STUNNING DETACHED BUNGALOW has been RECENTLY RENOVATED to a HIGH SPECIFICATION by the current owners creating a LIGHT, BRIGHT and AIRY OPEN PLAN SPACE with all modern conveniences you might expect to find. The true heart of the home is the extended open plan kitchen/reception with feature WOODBURNER, BREAKFAST BAR/ISLAND and BI-FOLDS onto the garden. The rest of the property offers THREE AMPLE BEDROOMS, EN-SUITE SHOWER ROOM and family bathroom both of which have been beautifully finished and the separate utility room. Externally the bungalow offers an IMPRESSIVE DRIVEWAY providing plenty of parking as well as LANDSCAPED REAR GARDENS backing onto WOODLAND and a SINGLE GARAGE. The property has been fully rewired with new electrics.

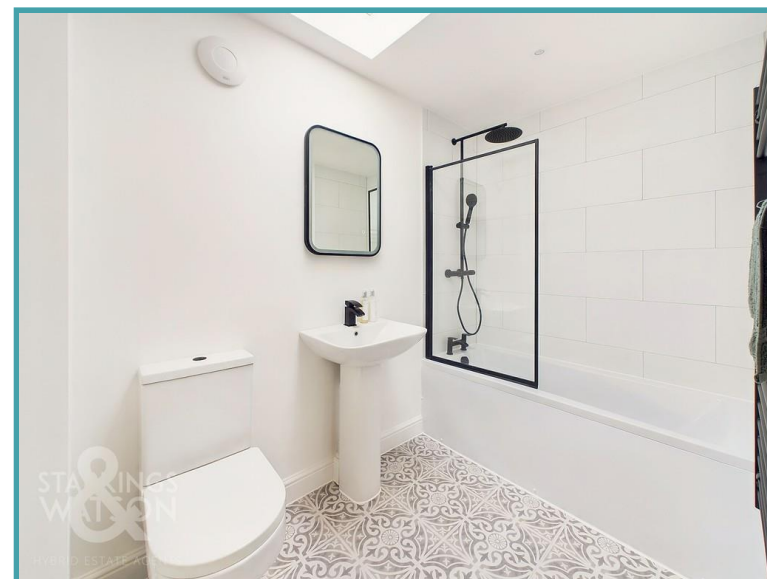
### SETTING THE SCENE

Approached via the cul-de-sac there is a large hard standing driveway providing ample driveway parking leading to the single garage at the end with up and

over door, power and light. To the front there are lawned gardens with the main entrance door found to the side.

### THE GRAND TOUR

Entering via the main entrance door to the side there is a welcoming entrance hallway with storage cupboards and wood effect flooring. To the right and to the front of the property you will find the bedrooms. The main bedroom is at the very front benefiting from a newly fitted fully tiled en-suite shower room with rainfall shower, w/c and vanity unit hand wash basin. The second bedroom can be found to the side suitable for a double bed and wardrobes. There is separate utility room adjacent to the second bedroom with a range of fitted units, second sink and space/plumbing for white goods. The third single bedroom or study room can be found also off the hallway with the main family bathroom opposite. The family bathroom has been stylishly finished with modern tiling as well as bath with rainfall shower over, w/c and hand wash basin. To the rear of the property is the impressive open plan kitchen/reception space which has been extended with Bi-folding doors to the rear garden. The reception space offers a wood effect flooring in an attractive herringbone style as well as feature woodburner and bespoke cabinet storage. The reception flows perfectly into the fully fitted kitchen with a range of modern units and wooden worktops over as well as island/breakfast bar. You will find an integrated eye level double oven/microwave, electric hob, dishwasher and fridge/freezer.



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### THE GREAT OUTDOORS

The rear garden is fully enclosed with timber fencing and brick walls with a private backdrop beyond with the woods meaning the garden is non-overlooked. The garden has recently been landscaped with a large paved terrace leading from the reception space as well as pleasant lawns and a timber decked area creating the ideal space to relax and entertain. There is access to the garage from the rear garden as well as a hidden area beyond the garage with raised beds and useful timber shed.

### OUT & ABOUT

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.

### FIND US

Postcode : NR14 7SX

What3Words : ///remover.laces.surprises

### VIRTUAL TOUR

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

**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.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces



Approximate total area<sup>1</sup>  
897.17 ft<sup>2</sup>  
83.35 m<sup>2</sup>