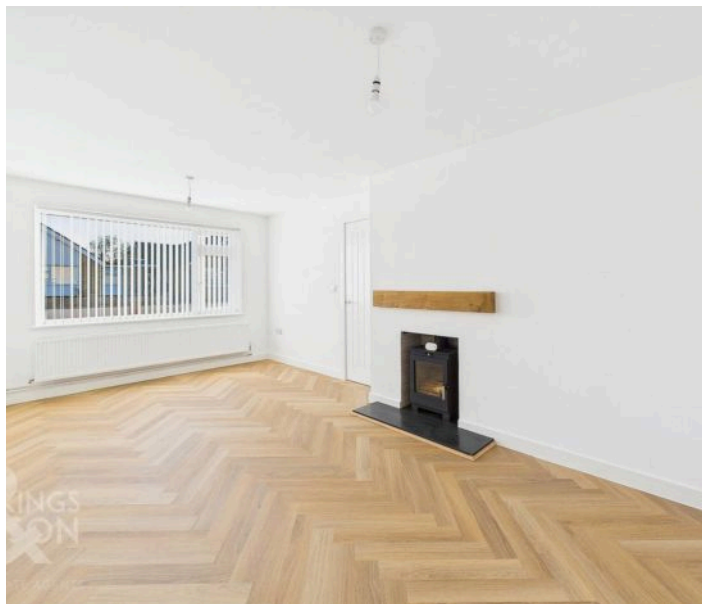




Malten Close, Poringland - NR14 7RW





## Malten Close

Poringland, Norwich

Close to AMENITIES and TRANSPORT LINKS, this FULLY RENOVATED DETACHED BUNGALOW has been carefully considered to include a HIGH END BESPOKE FINISH, and great ECO CREDENTIALS including AIR SOURCE HEATING and SOLAR PANELS. NEW ELECTRICS and PLUMBING has been installed as part of the upgrades. The attractive BRICK-WEAVE DRIVEWAY creates a fantastic APPROACH, with an adjoining GARAGE. Internally, the hall entrance includes STORAGE, with a 17' SITTING/DINING ROOM centred on a FEATURE WOOD BURNER and HERRINGBONE style FLOORING. The KITCHEN is fully fitted and includes a full suite of INTEGRATED APPLIANCES, with a BREAKFAST BAR and adjacent UTILITY ROOM for LAUNDRY APPLIANCES. One of the bedrooms includes REAR FACING FRENCH DOORS allowing a SNUG or dining room space if required. The NEWLY FITTED family bathroom serves the THREE BEDROOMS, with CONTEMPORARY SPLASH BACKS and a shower over the bath, with the main bedroom enjoying a PRIVATE EN SUITE. The en-suite sits under a VAULTED CEILING and is finished in a similar style, with a SHOWER and built-in storage. To the outside, the GARDEN is FULLY ENCLOSED and NON-OVERLOOKED, with a patio and NEWLY TURFED EXPANSE.

Council Tax band: C

Tenure: Freehold

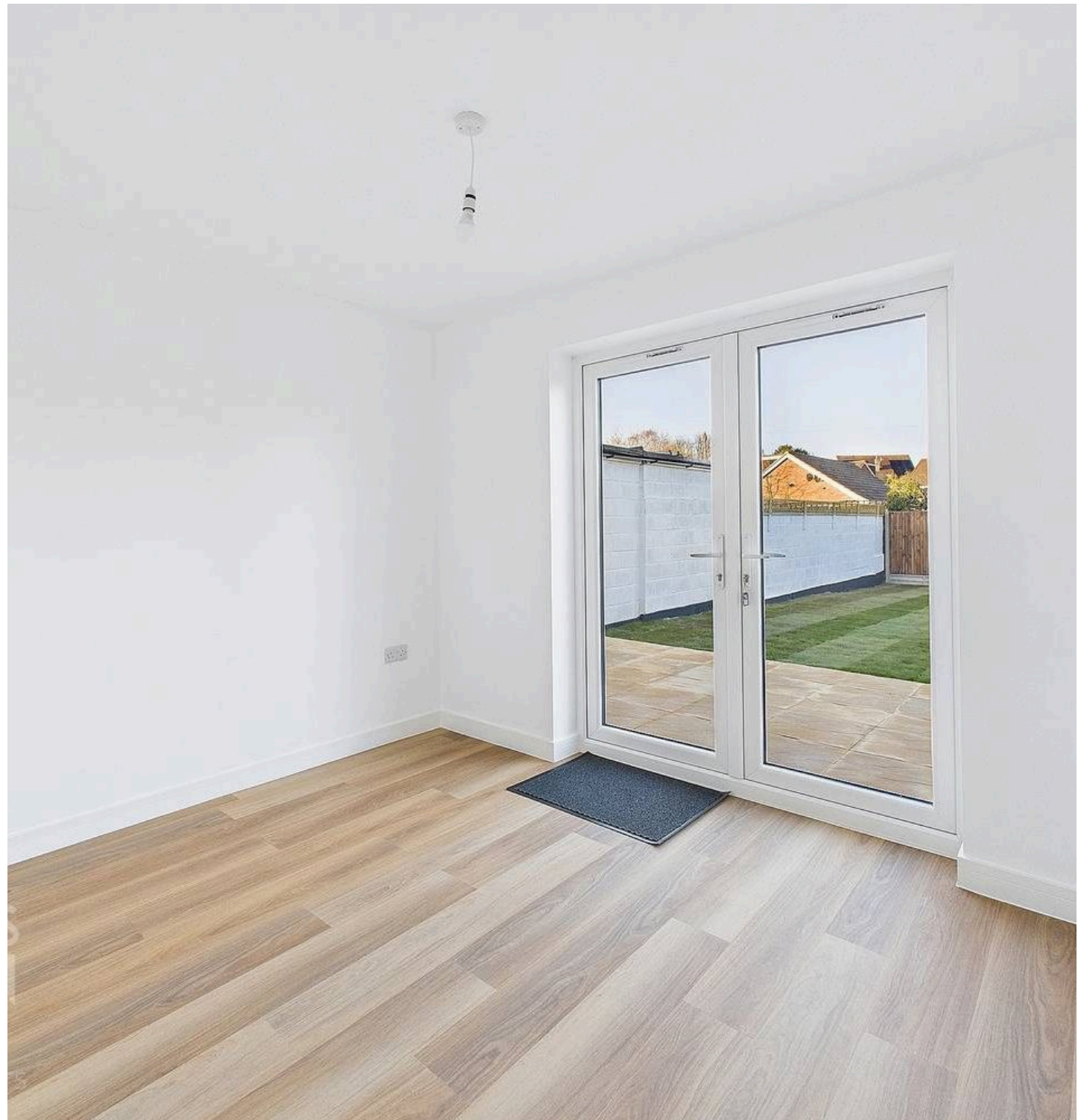
EPC Energy Efficiency Rating: E

- Fully Renovated Detached Bungalow
- Air Source Heat Pump & Solar Panels
- 17' Sitting Room with Wood Burner
- Newly Fitted Kitchen/Breakfast Room & Adjacent Utility Room
- Up to Three Bedrooms
- Contemporary Bathroom & En Suite
- Large Garden with New Patio & Turf
- Attractive Brick-weave Driveway & Garage

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.

#### THE GRAND TOUR

The hall entrance is finished with wood effect flooring and recessed spotlights above, with doors leading off to the bedroom accommodation and main living space via the kitchen. A cupboard can be found in the hall, whilst the loft is partially boarded and includes a pull down ladder. The kitchen sits at the front of the property with a newly installed range of wall and base level units, with contrasting work surfaces and splash-backs, including an inset electric ceramic hob and built-in electric oven with a glass splashback and extractor fan above. The front facing window floods the room with natural light, with continued wood effect flooring underfoot, built-in bins and breakfast bar, along with integrated appliances including a dishwasher and fridge freezer, with a door taking you to the sitting room and a door to the adjacent utility space.





The utility space includes room for a washing machine and potentially a high level tumble dryer if required, with a work surface and storage cupboard installed and a door taking you to the rear garden. The front facing sitting room is centred on the feature cast iron wood burner with a timber oak beam above, with herringbone style wood flooring underfoot and a front facing window flooding the room with natural light. Both vertical and horizontal radiators are installed to ensure the room remains cosy, all fed via the air source heat pump. Back into the hall entrance, the family bathroom leads off with a newly installed white three piece suite including a contemporary style splash-back with an electric shower over the bath, storage under the hand wash basin and vertical radiator. The third bedroom sits adjacent with a side facing window and wood effect flooring, with the second bedroom facing to the rear with French doors opening out onto the rear patio creating a further reception space if required. The main bedroom also enjoys garden views with wood effect flooring underfoot, and a door taking you to a private en-suite shower room. The white three piece suite includes eye catching splash-backs to the shower, sink unit with storage under, and a thermostatically controlled rainfall shower within the shower cubicle.

#### FIND US

Postcode : NR14 7RW

What3Words : ///focus.hence.frail

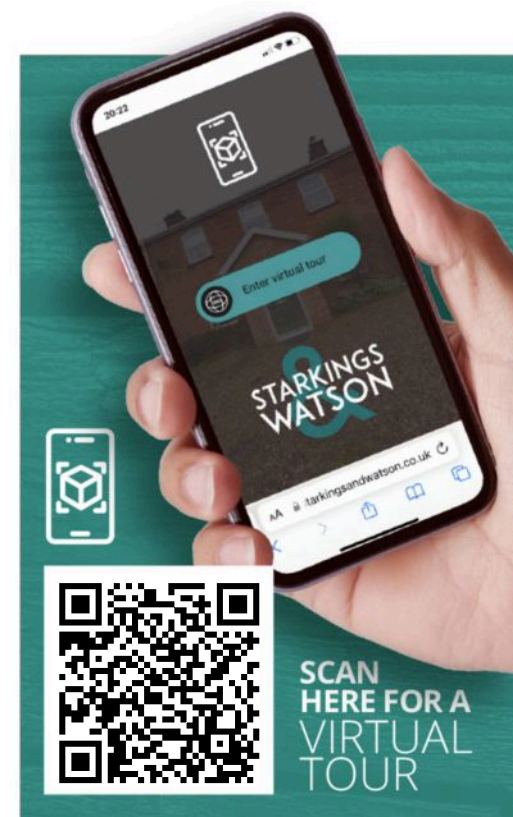
#### VIRTUAL TOUR

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

#### AGENTS NOTES

An open ditch can be found beyond the rear boundary which is included within the freehold.

The air source heat pump includes a seven year warranty if serviced correctly.





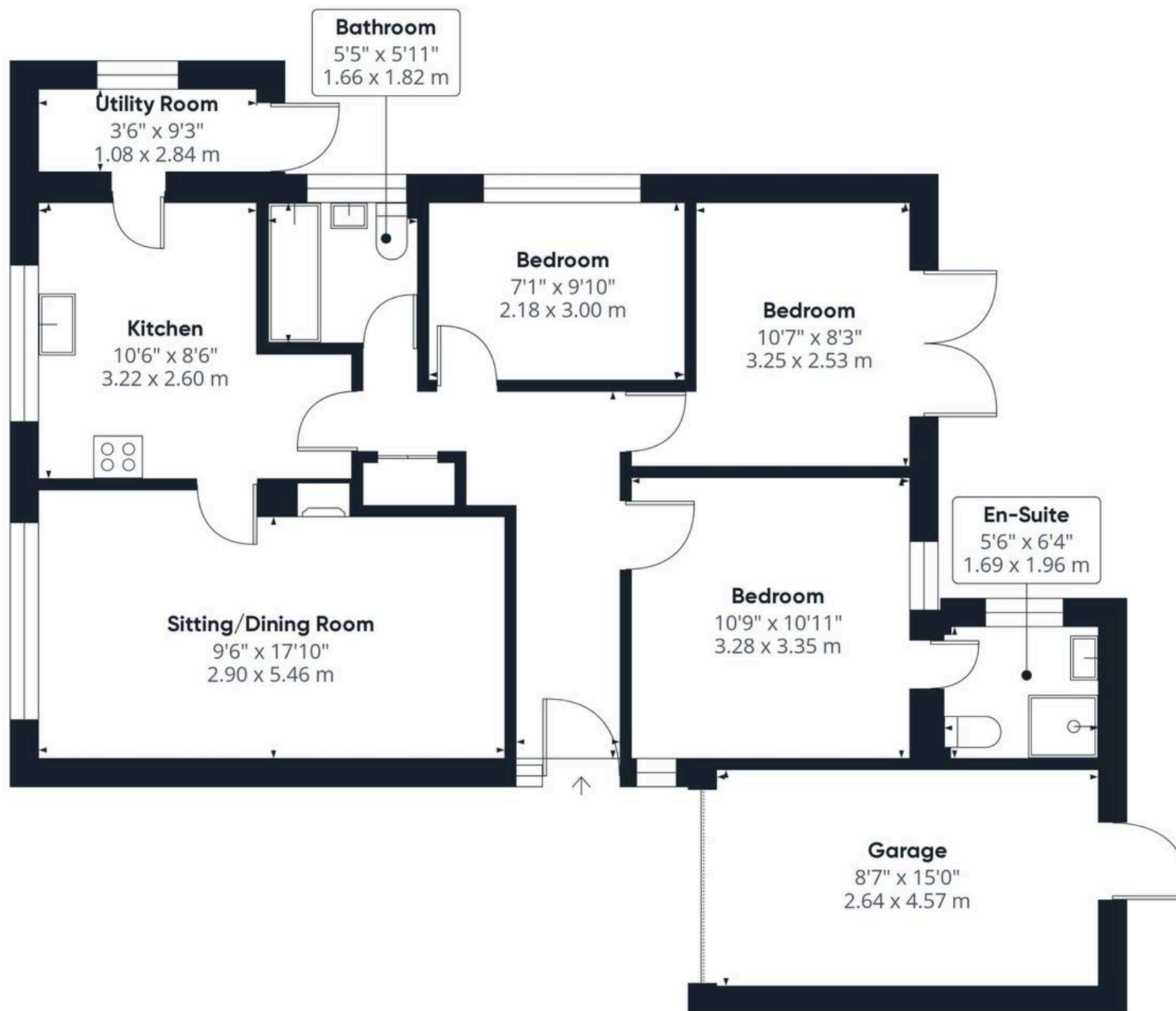




### THE GREAT OUTDOORS

Newly landscaped with a large patio area extending across the rear of the property, French doors lead out with the main lawned expanse newly turfed with enclosed brick wall and timber fence boundaries. Offering a highly private and secluded setting, the garden includes huge potential for further landscaping to suit a new purchasers requirements, with the infrastructure in place including side access gates and a door to the garage. The garage is accessed via a rear door and electric roller door to front, with power and lighting.





**Approximate total area<sup>(1)</sup>**

905.36 ft<sup>2</sup>

84.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**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 and 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.