



Elizabeth Road, Poringland - NR14 7RH

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Elizabeth Road

Poringland, Norwich

NO CHAIN. DETACHED BUNGALOW with over 1,035 sq. ft (stms) of versatile accommodation, READY for UPDATING and MODERNISING, ideally positioned within WALKING DISTANCE TO LOCAL AMENITIES and excellent transport links. Set on an impressive 0.17 acre (stms) SOUTH WEST FACING PLOT, this spacious home offers a rare blend of comfort, practicality, and potential. The inviting entrance hall leads to TWO RECEPTION ROOMS, including an 18' SITTING ROOM with views to the garden and a separate 10' DINING ROOM, perfect for entertaining or relaxing with family. The well-appointed kitchen benefits from ample storage and workspace, complemented by a separate utility room for added convenience. There are THREE GENEROUS BEDROOMS, all with flexible use for guests, family, or home office requirements, and a centrally located FAMILY BATHROOM. The property also boasts DRIVEWAY PARKING and an ADJOINING GARAGE, ensuring ample space for vehicles and storage.

THE GREAT OUTDOORS truly sets this property apart, with a substantial, private lawned garden spanning approximately 0.17 acres (stms). Enjoying a desirable south west facing aspect, the garden is ideal for outdoor entertaining, gardening enthusiasts, or simply unwinding in the sun. The space is fully enclosed by timber panelled fencing, with a variety of mature planted borders offering both privacy and an attractive outlook.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow with Over 1035 Sq. ft (stms) of Accommodation
- Walking Distance to Local Amenities & Transport Links
- Approx. 0.17 Acre South West Facing Plot (stms)
- Two Reception Rooms including an 18' Sitting Room & 10' Dining Room
- Separate Kitchen & Utility Room
- Three Bedrooms & Family Bathroom
- Driveway Parking & Adjoining 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.

#### SETTING THE SCENE

Screened from the road behind hedging and shrubbery, a hard standing driveway offers off road parking, with access to the main bungalow and adjoining garage. An open aspect leads to the side and rear gardens, with potential to create further parking.

#### THE GRAND TOUR

Once inside, a carpeted hall entrance greets you, with a built-in storage cupboard and airing cupboard, with a loft access hatch sitting above. Doors lead off to the bedroom and living accommodation, starting with the formal sitting room which is located to the front of the bungalow with dual aspect views to front and side. Fitted carpet can be found underfoot, with a further door taking you into the adjacent dining room - offering a spacious room with a side facing window and fitted carpet. A door leads back into the hall entrance and to the adjacent kitchen. The kitchen itself offers ample space for a breakfast table with an L-shaped arrangement of wall and base level units with space for an electric cooker and general white goods including a fridge freezer. The room enjoys a light and bright feel with a further door taking you to the adjacent utility room offering an extension to the kitchen, further storage units and space for a washing machine and tumble dryer. Windows face to side and rear with a door leading out to the rear garden. The bedroom accommodation includes three bedrooms all of which are finished with fitted carpet and uPVC double glazing. The main bedroom including a range of full width wardrobes. Completing the property is the family bathroom with a three piece suite including a shower over the bath with tiled splash-backs and fitted carpet.

#### FIND US

Postcode : NR14 7RH

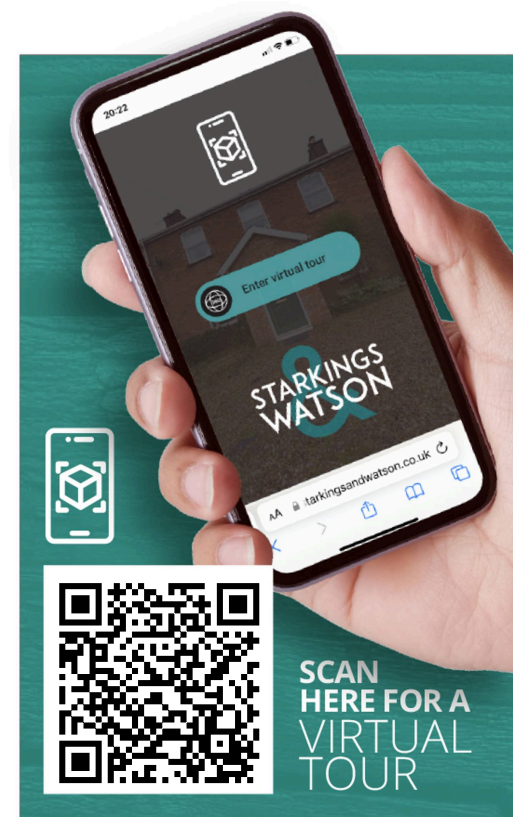
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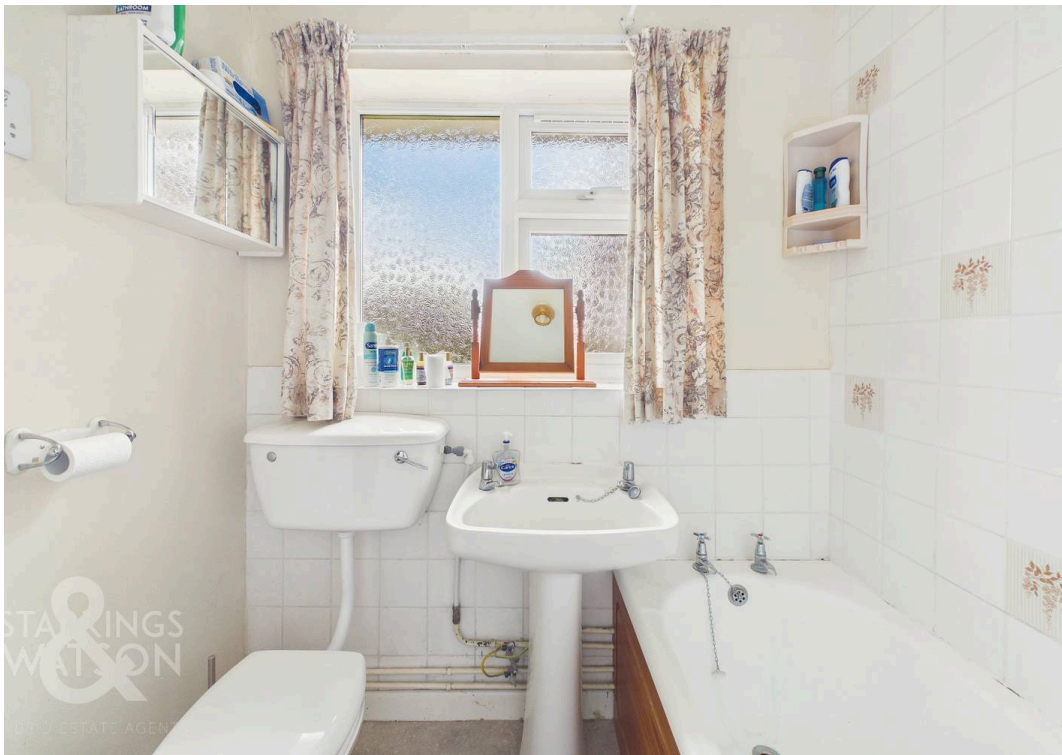
#### VIRTUAL TOUR

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

#### AGENTS NOTES

An electrical sub station sits at the far rear boundary of the property.



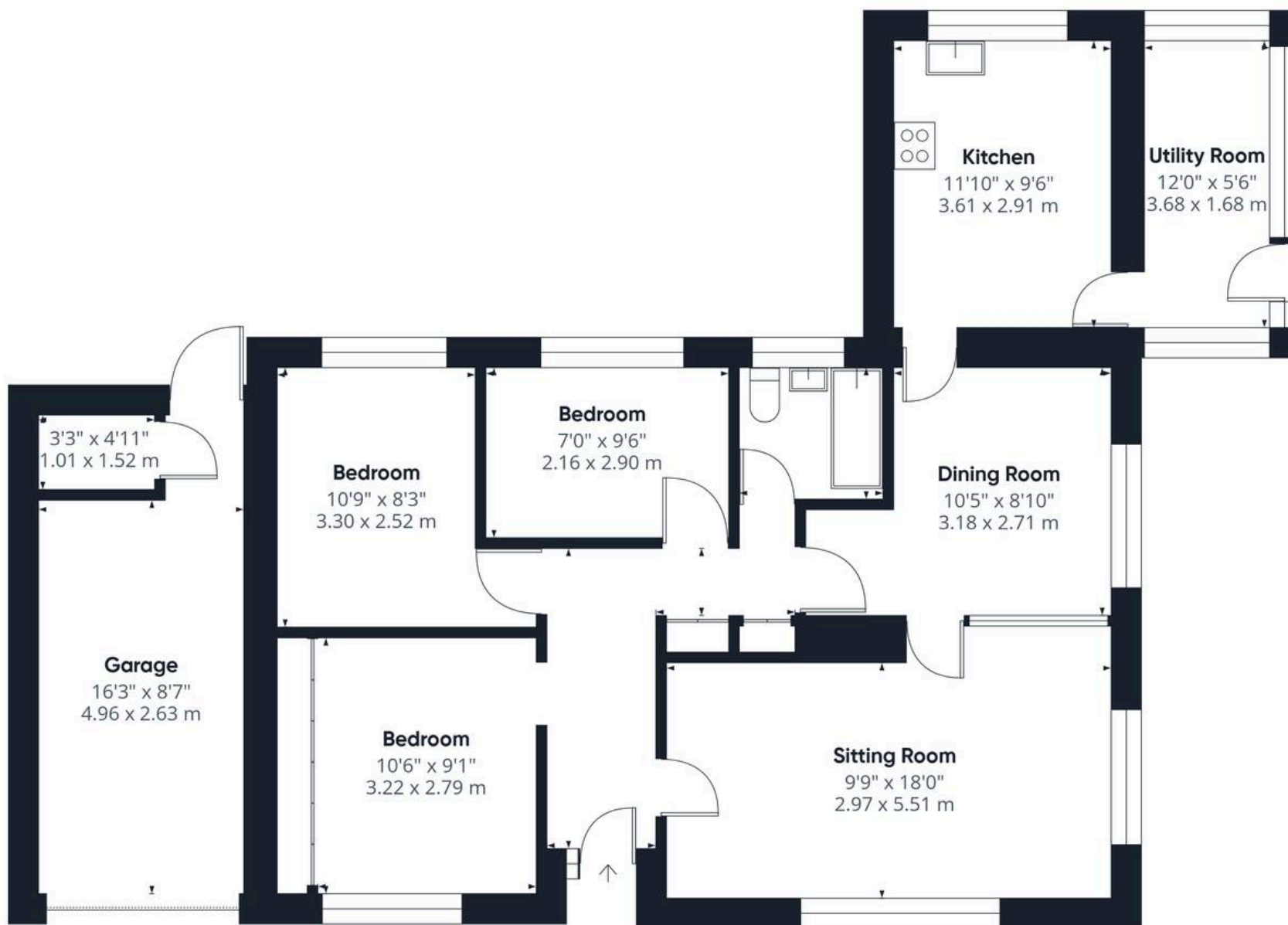




## THE GREAT OUTDOORS

Enjoying a sizeable 0.17 acre plot (stms), a large lawned garden can be found, enjoying a south west facing aspect. Enclosed within timber panelled fencing, and with various planted borders, the property enjoys privacy and seclusion whilst being close to local amenities. Access leads to the side, where the front gardens can be found. The adjoining garage is accessed via an up and over door to front, with a built-in brick storage shed, power, lighting and door to rear.





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

1035 ft<sup>2</sup>  
96.2 m<sup>2</sup>

(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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