



Saxonfields, Poringland - NR14 7JE

**STARKINGS
& WATSON**

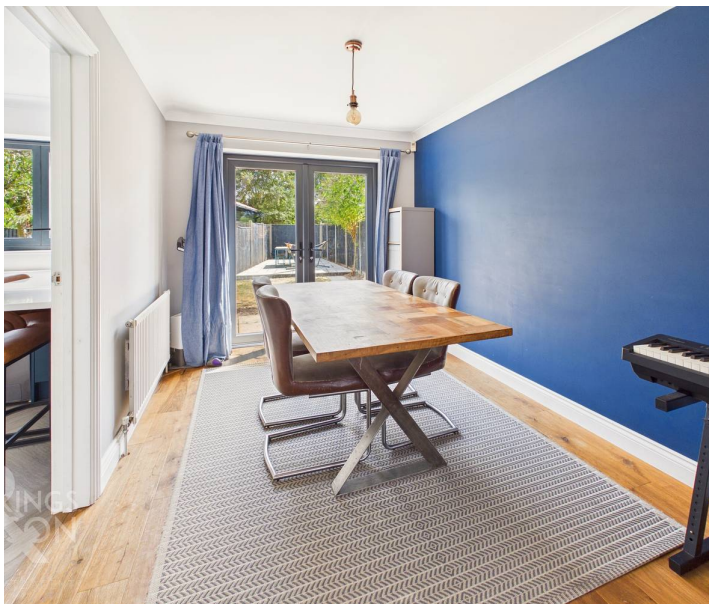
HYBRID ESTATE AGENTS



Saxonfields

Poringland, Norwich

This SOUTH FACING, EXTENDED and MODERNISED DETACHED FAMILY HOME offers approximately 1139 SQ. FT (stms) of versatile accommodation, perfectly positioned within a peaceful CUL-DE-SAC in the heart of the village. The property seamlessly blends traditional charm with CONTEMPORARY COMFORT, providing a flexible layout ideal for modern family living. Step inside where the HALL ENTRANCE includes STORAGE and a W.C with doors leading off to discover a bright 13' SITTING ROOM, complemented by an adjoining 10' OPEN PLAN DINING ROOM, creating a wonderful space for entertaining or relaxing with family. The RE-FITTED KITCHEN is a true highlight, with QUARTZ SURFACES and STRIKING CABINETRY featuring a BI-FOLDING WINDOW that opens onto the garden - creating PANORAMIC VIEWS. Arranged over the TOP TWO FLOORS, the home offers FOUR WELL-PROPORTIONED BEDROOMS, including a PRINCIPAL BEDROOM with a private EN SUITE BATHROOM and EAVES STORAGE on the top floor, and a stylish FAMILY BATHROOM serving the remaining bedrooms. With AMPLE OFF ROAD PARKING and an adjoining SINGLE GARAGE providing excellent storage, the property is the ideal FAMILY HOME. With a SOUTH FACING GARDEN that enjoys sun throughout the day, enclosed within



TIMBER PANELLED FENCING for privacy and security, the garden is mainly laid to lawn, with a generous PATIO SEATING AREA.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- South Facing Extended & Modernised Detached Family Home
- Approx. 1139 Sq. ft (stms) of Accommodation
- Cul-De-Sac Setting in the Centre of the Village
- 13' Sitting Room & 10' Open Plan Dining Room
- Re-fitted Kitchen with a Bi-folding Window onto the Garden
- Four Bedrooms Over Two Floors
- Family Bathroom & Top Floor En Suite Bathroom in the Principal Bedroom
- Ample Off Road Parking & Adjoining Single 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

Set back from the road, a shingle driveway allows ample off road parking, with an area of plum slate, and gated access to the rear garden. A stepped entrance takes you to the front door, with an up and over door leading to the adjoining garage.

THE GRAND TOUR

An eye-catching tiled flooring makes for an attractive entrance, with stairs rising to the first floor and storage built-in below. A ground floor W.C is neatly tucked away with a two piece suite and tiled splash-backs. The front facing sitting room is finished with an oak wood flooring, whilst an archway leads to the dining room beyond. French doors take you to the garden, whilst a door makes for a fantastic flow into the kitchen. Having been re-fitted and modernised, the striking cabinetry features a handle-less design with Quartz work surfaces, with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven. A dishwasher is integrated, whilst space is provided for a washing machine and fridge freezer.

Upstairs, the carpeted landing includes a built-in airing cupboard, with doors leading off to the first three bedrooms. All of the bedrooms are finished with fitted carpet and uPVC double glazing, with the two larger bedrooms including built-in wardrobes. The family bathroom is finished with a three piece suite including storage under the hand-wash basin, and a shaped panelled bath with a thermostatically controlled shower and glazed shower screen.

The top floor incorporates a spacious landing which is an ideal study space. The principal bedroom is finished with fitted carpet and built-in eaves storage, whilst a window overlooks the garden. The en suite bathroom includes generous storage, attractive tiling and a thermostatically controlled shower over the bath.

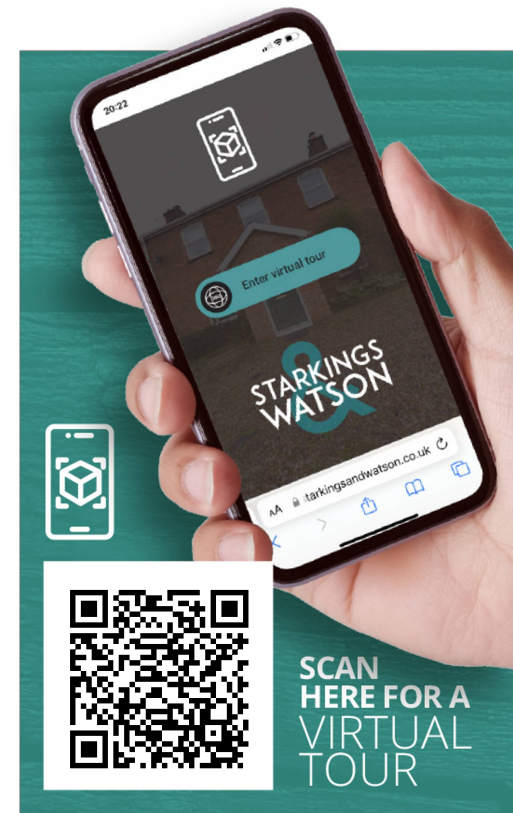
FIND US

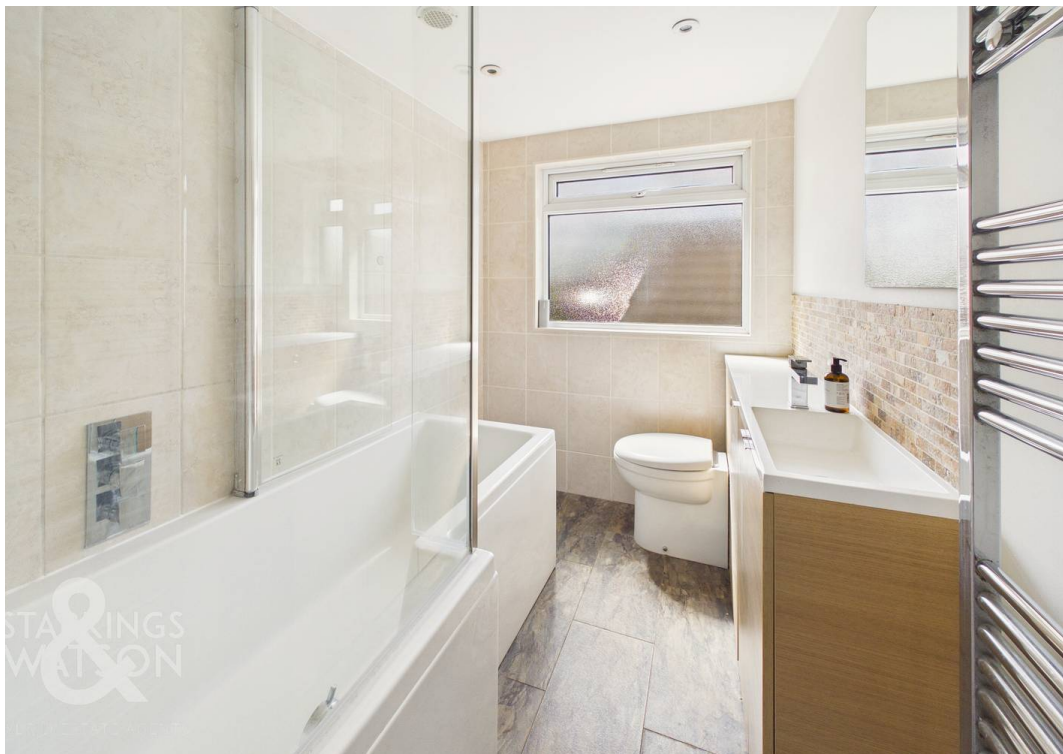
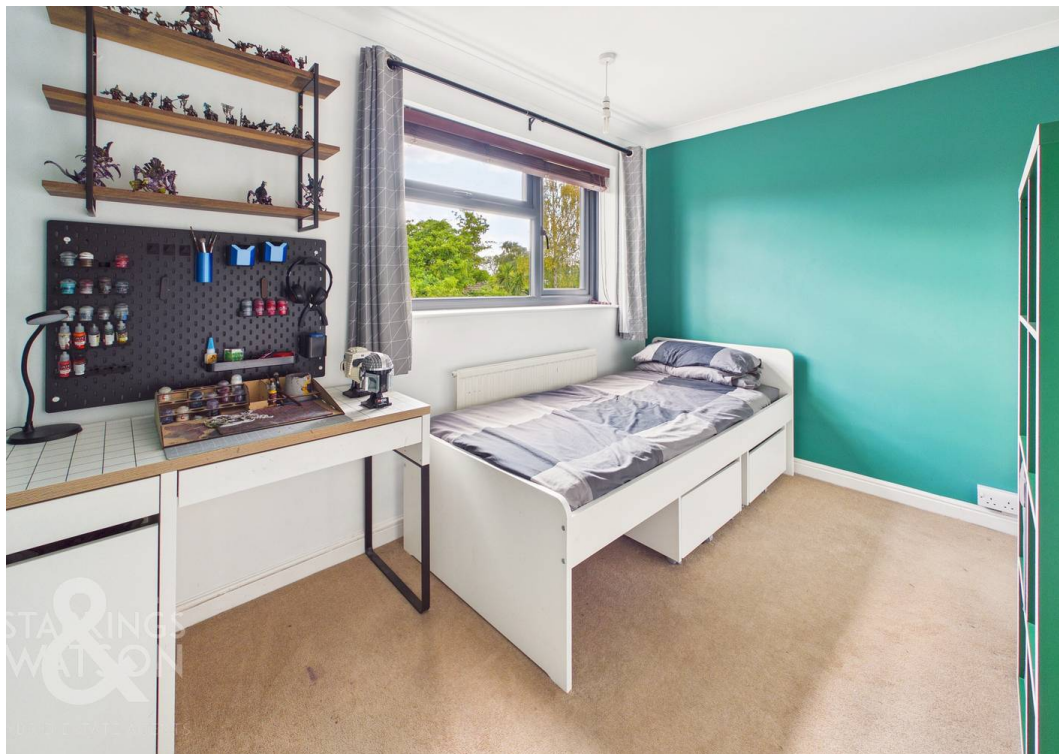
Postcode : NR14 7JE

What3Words : ///purist.basis.rhino

VIRTUAL TOUR

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







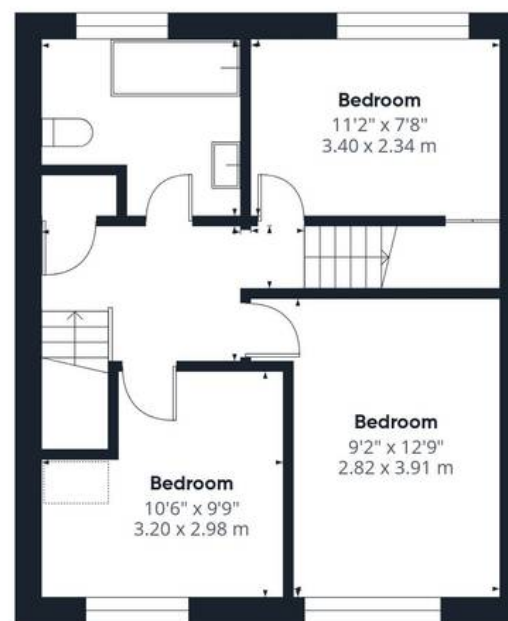
THE GREAT OUTDOORS

Enjoying a south facing aspect, the garden is enclosed within timber panelled fencing, whilst being laid to lawn, and including a patio seating area which extends from the dining room. With outside power and water supplies installed, the garden includes various planting, along with an extended and raised patio at the far end of the garden. Gated access leads to the front driveway, whilst a rear door leads the integral garage, including storage above, up and over door to front, power and lighting.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1139 ft²

105.7 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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