



Rectory Lane, Poringland - NR14 7ST



Rectory Lane

Poringland, Norwich

A RARE OPPORTUNITY presents itself with this SUBSTANTIAL DETACHED CHALET STYLE HOME, enviably positioned on the SOUGHT AFTER RECTORY LANE. Spanning over 2360 SQ. FT (stms) and occupying an IMPRESSIVE 0.41 ACRE PLOT (stms) BACKING ONTO OPEN FIELDS, this versatile home offers exceptional scope for MODERNISATION and REMODELLING. The accommodation is arranged over two floors, featuring FIVE GENEROUS BEDROOMS, a spacious 21' SITTING ROOM with FRENCH DOORS that flow seamlessly into a 20' CONSERVATORY and STUDY - perfect for family gatherings and enjoying garden views. The 12' KITCHEN is complemented by a SEPARATE UTILITY ROOM and a 12' DINING ROOM, offering ample space for culinary pursuits and formal dining. The property benefits from a FAMILY BATHROOM and a separate SHOWER ROOM, providing flexibility for busy households. Upstairs, LARGE EAVES STORAGE offers further potential (subject to planning), while the INTEGRAL GARAGE presents an exciting opportunity for CONVERSION (stp) into additional living accommodation or a home office. With its generous proportions and outstanding potential, this property is ready for a new owner to create a truly bespoke family home in a PRIME VILLAGE LOCATION.

THE GREAT OUTDOORS is an absolute highlight, enjoying a WEALTH OF WILDLIFE, with the vendors often seeing Deer in the garden, and Kestrels and Buzzards flying above. The rear garden offers a peaceful retreat, fully enclosed by timber panel fencing and mature hedging for privacy. A LARGE LAWNED EXPANSE provides ample space for children to play or for keen gardeners to create their dream landscape, while a SHINGLED SEATING AREA, directly accessed from the conservatory, sets the scene for alfresco dining and summer entertaining. Mature planting, trees, and established shrubbery add year-round interest, and the garden culminates in PANORAMIC FIELD VIEWS - offering a sense of tranquillity rarely found so close to village amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- Detached Extended Chalet Style Home on the Sought After Rectory Lane
- Over 2360 Sq. ft (stms) of Accommodation
- Approx. 0.41 Acre Plot (stms) Backing onto Open Fields
- Ready to Modernise & Re-Model
- 21' Sitting Room with French Doors to the 20' Conservatory
- 12' Kitchen with Separate Utility Room & 12' Dining Room
- Five Bedrooms Over Two Floors
- Separate Family Bathroom & Shower Room



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

The sweeping shingle driveway is set back from the road and enclosed within a low level brick walled front boundary, with ample off road parking and turning space. Gated access leads to the rear garden, whilst integral access leads to the garage and main entrance door.

THE GRAND TOUR

Once inside, a porch and hall entrance greet you with woodblock flooring underfoot. Stairs rise to the first floor landing including a built-in storage cupboard below, whilst a door takes you to the main formal sitting room. Fully open plan to the adjacent dining room and with French doors to the conservatory beyond, this spacious room is finished with fitted carpet whilst enjoying garden views. The dining room continues with a spacious feel and built-in storage, whilst doors lead off to the inner hallway and ground floor bedroom accommodation, and kitchen. The kitchen sits to the rear of the property - enjoying garden views with a u-shaped arrangement of wall and base level units with space for a range style gas cooker, along with general white goods including space for a fridge freezer and dishwasher. Tiled flooring flows underfoot for ease of maintenance, whilst tiled splash-backs run around the work surface. A further door takes you to the adjacent utility room - finished in a similar style with a sink unit and space for laundry appliances including a washing machine and tumble dryer. The wall mounted gas fired central heating boiler sits to one side, with a door taking to the rear garden and integral access to the garage. The conservatory leads seamlessly from the sitting room with tiled flooring underfoot and sliding patio doors taking you to the rear garden. This versatile space also includes a further study or garden room with French doors leading out to the rear garden. The inner hallway provides separation from the living and bedroom accommodation, with a built-in storage cupboard and doors leading off to two double bedrooms - both finished with fitted carpet and one including a built-in double wardrobe. Sitting in-between, the ground floor family bathroom includes a white three piece suite with a mixer shower tap over the bath, tiled splash-backs and tiled flooring.

Heading upstairs, a long light and bright landing includes three rear facing windows enjoying garden views, with a built-in airing cupboard and doors leading off to the three first floor bedrooms. Each of the bedrooms are finished with fitted carpet, whilst the main bedroom sits in the middle and includes a range of built-in double wardrobes for storage. A first floor shower room offers a white three piece suite with a walk-in shower cubicle and electric shower tiled splash-backs, tiled flooring and built-in eaves storage access. From the far end bedroom a walk-in eaves storage access can be found offering further conversion potential.

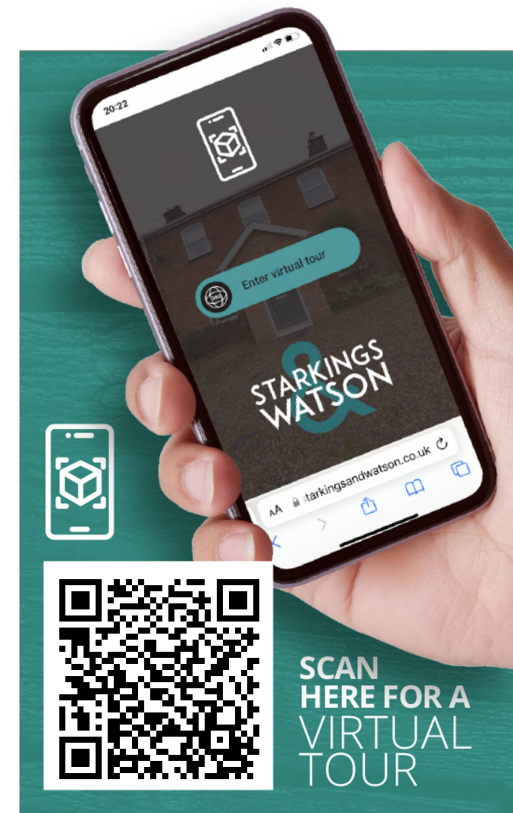
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VIRTUAL TOUR

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



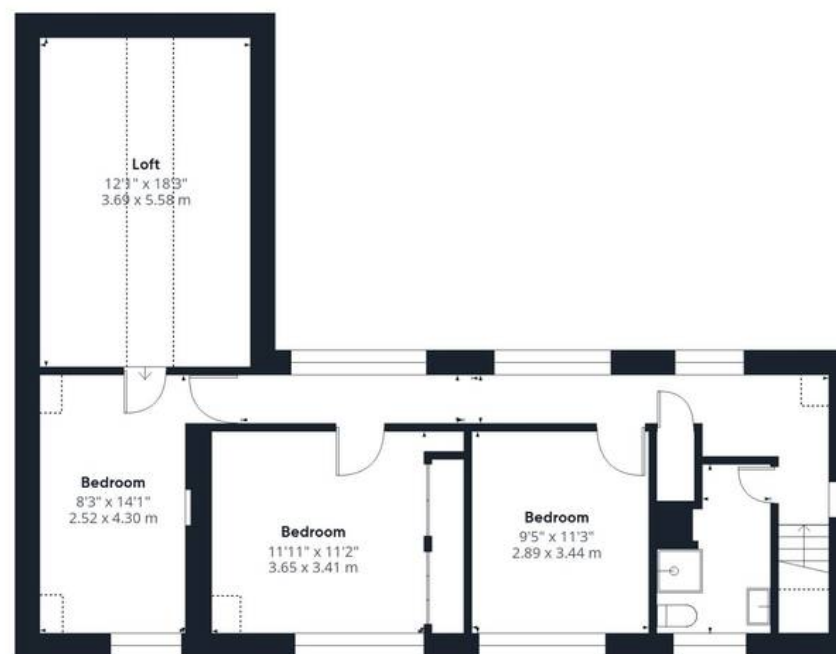




THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and mature hedging, whilst offering a large lawned expanse and shingled seating area leading out from the conservatory. With huge potential to further landscape the garden, making use of the wealth of mature planting trees and shrubbery, the garden ends up with panoramic field views at the far end. The integral garage is accessed via an up and over door to front, with integral access to the utility room, power and lighting.





Approximate total area⁽¹⁾

2361 ft²

219.3 m²

Reduced headroom

174 ft²

16.2 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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