



Cawstons Meadow, Poringland - NR14 7SX

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HYBRID ESTATE AGENTS



Cawstons Meadow

Poringland, Norwich

NO CHAIN. This EXTENDED DETACHED BUNGALOW offers an exceptional opportunity for those seeking a spacious, flexible home within walking distance of local shops and transport links. Boasting an impressive 30' SITTING/DINING ROOM, the property provides ample space for both every-day living and entertaining, with the added potential to create a 15' FORMAL SITTING ROOM. The FITTED KITCHEN features convenient side access to the driveway, making every-day tasks seamless. The versatile layout allows for up to THREE BEDROOMS, ensuring plenty of room for family, guests, or a dedicated home office. A well-appointed FAMILY BATHROOM includes a shower for modern comfort.

Throughout, the bungalow offers a welcoming atmosphere, with practical touches such as built-in storage and the flexibility to adapt spaces to your lifestyle needs. The property is perfectly suited for those seeking single-level living with the potential for further personalisation. The ENCLOSED LAWNED GARDENS enjoy a tranquil, tree-lined rear aspect.



Council Tax band: C

Tenure: Freehold

The garden is predominantly laid to lawn, complemented by a shingled expanse that provides the perfect spot for outdoor seating or alfresco dining. Mature planting and established shrubbery create a sense of privacy and natural beauty, while a TIMBER SHED offers valuable storage for gardening tools or outdoor equipment. The GARAGE is accessed via an up and over door to the front, providing additional parking or storage solutions.

- No Chain!
- Extended Detached Bungalow with a Flexible Layout
- Walking Distance to Local Shops & Transport
- 30' Extended Sitting/Dining Room with Potential for a 15' Formal Sitting Room
- Fitted Kitchen with Side Access to the Driveway
- Family Bathroom with a Shower
- Up to Three Bedrooms
- Enclosed Lawned Gardens Enjoying a Tree Lined Aspect



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

Approached via a brick-weave driveway providing off road tandem parking, access leads to the main property and adjacent garage. A further shingled area forms part of the garden for side by side parking, with a lawned expanse and mature planting.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet, built-in airing cupboard and a loft access hatch to the part boarded loft, with doors leading off to the bedroom and living accommodation. The original sitting room sits at the front of the property offering a versatile room as a reception or bedroom space, with dual aspect windows to front and side, and fitted carpet underfoot. Sitting opposite, the kitchen offers a galley style arrangement with a range of wall and base level units, and tiled splash-backs - with space for an electric cooker and general white goods including a fridge, freezer, and washing machine. Towards the end of the hall entrance, a large open plan sitting/dining space can be found, finished with fitted carpet underfoot and dual aspect views via the rear facing sliding patio doors and side facing window. This versatile room offers a range of uses and could be the main sitting room if required. Overlooking the garden, two bedrooms can be found - both finished with fitted carpet and uPVC double glazing, neatly sitting adjacent to the family bathroom which offers a four piece suite including a separate panelled bath and corner shower cubicle, with an electric shower, tiled splash-backs and tiled flooring.

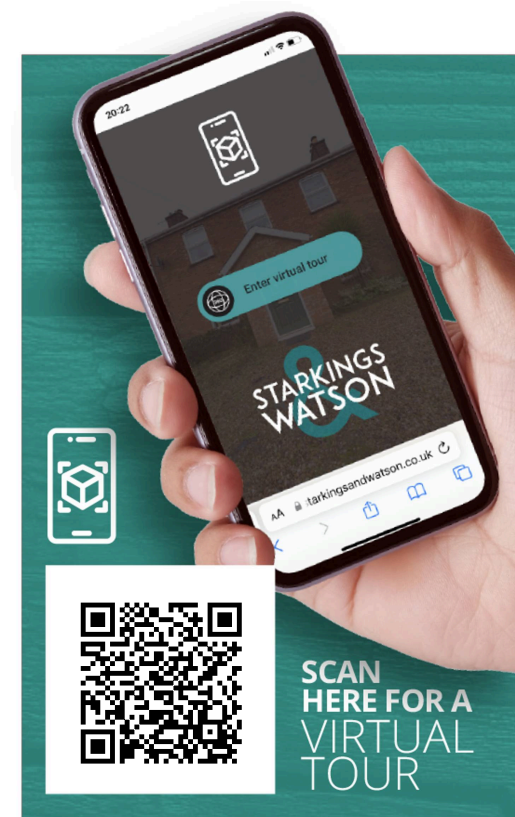
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VIRTUAL TOUR

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



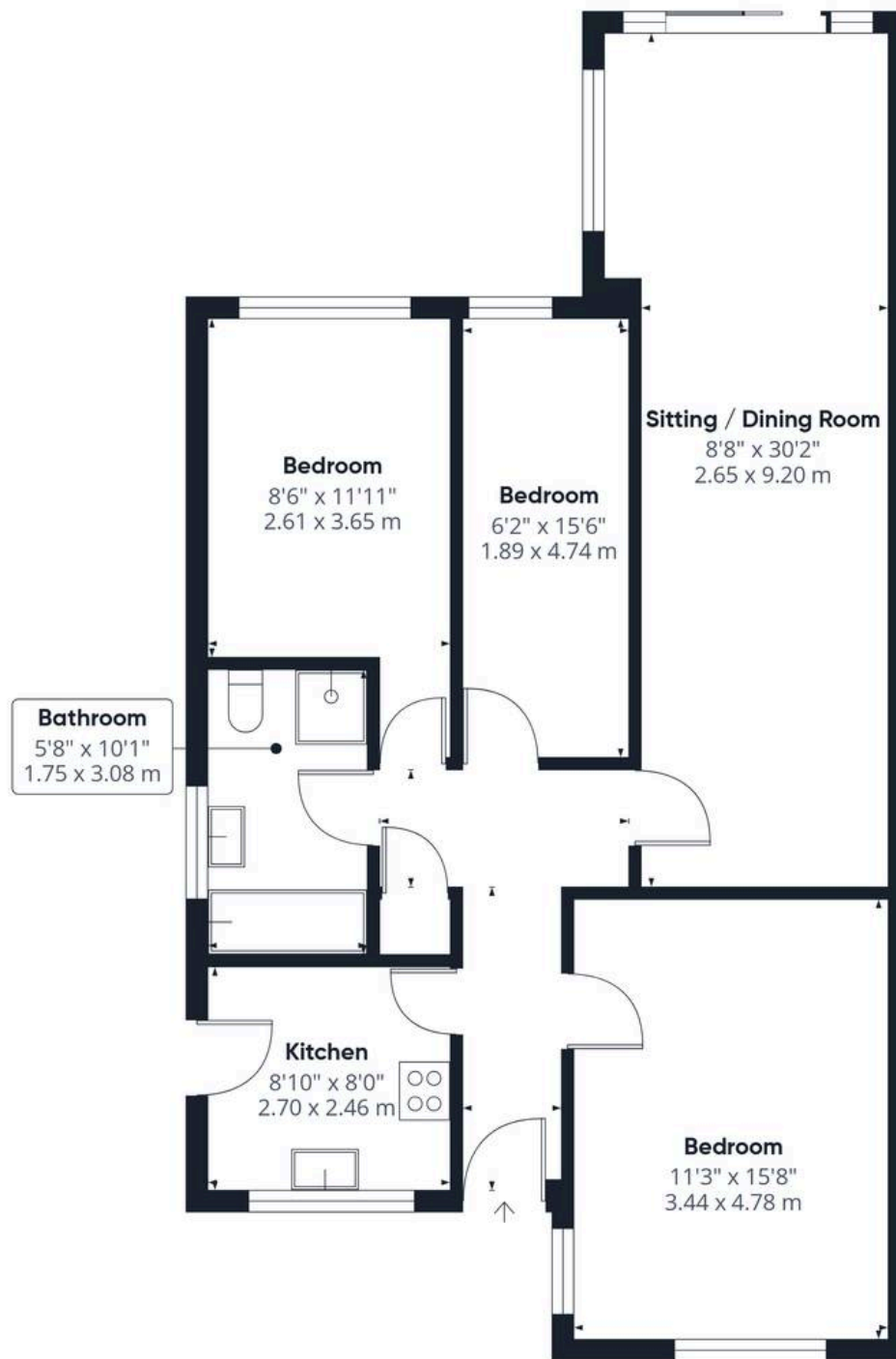




THE GREAT OUTDOORS

The garden offers a tree lined rear aspect whilst being enclosed within timber panel fencing. Mainly laid to lawn and including a shingled expanse leading from the patio doors, a timber shed offers storage, with a wealth of mature planting and shrubbery. Enjoying a bright and sunny aspect, gated access leads to the driveway, where the garage is accessed from via an up and over door to front.





Approximate total area⁽¹⁾

887 ft²
82.5 m²

(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.

GIRAFFE 360





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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.