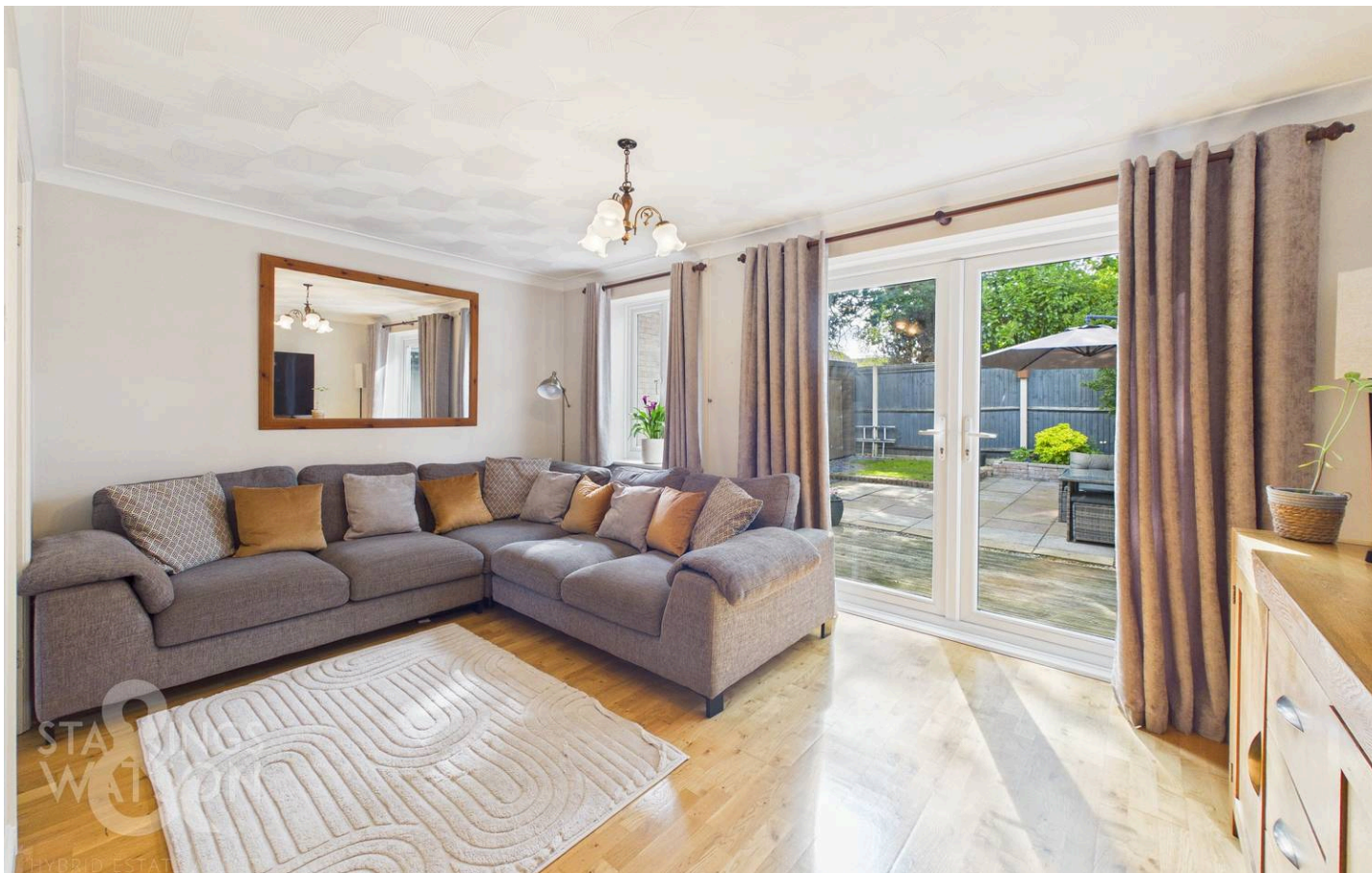




John Drewry Close, Framingham Earl - NR14 7JB

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



John Drewry Close

Framingham Earl, Norwich

Quietly positioned at the end of a quiet CUL-DE-SAC, this DETACHED FAMILY HOME is ideally positioned within close proximity to local SCHOOLS and a wealth of AMENITIES, a perfect haven for families. Step into a welcoming HALLWAY ENTRY including a convenient W.C, ideal for guests. Doors open to all the living accommodation, the 15' SITTING ROOM offers a bright and inviting space with FRENCH DOORS that seamlessly open to the GARDEN and open to the DINING ROOM, creating an ideal flow for entertaining or relaxing. The FULLY FITTED KITCHEN boasts INTEGRATED APPLIANCES, ample worktop space and EXTENSIVE STORAGE, ensuring a practical cooking environment. Heading upstairs, FOUR WELL PROPORTIONED BEDROOMS open from a central landing, providing versatile accommodation for family members or guests. The THREE PIECE FAMILY BATHROOM services the rooms, perfect for busy mornings with a shower over the bath.



Stepping outside, the rear GARDEN offers a beautiful VISTA, LANDSCAPED and thoughtfully designed for LOW MAINTENANCE, boasting a TREE-LINED REAR ASPECT. To the front, TANDEM DRIVEWAY PARKING is available for multiple vehicles, leading to the GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Tucked Away End Of Cul-De-Sac Setting
- 15' Sitting Room With French Doors Opening To The Garden & Dining Room
- Fully Fitted Kitchen With Integrated Appliances
- Four Bedrooms Opening From The Landing
- Ground Floor W.C & Three Piece Family Bathroom
- Landscaped Private & Enclosed Garden Enjoying A Tree-Lined Rear Aspect
- Driveway Parking For Multiple Vehicles & 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 and tucked away at the end of a quiet cul-de-sac, the property opens to a good sized tandem driveway providing off road parking for multiple vehicles. Bordered by a beautifully maintained lawned frontage, framed by a variety of shrubs, plantings and mature trees. The main entrance can be found at the front of the home, sheltered under an open porch.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall features hard flooring running underfoot and continuing throughout the main living areas, with stairs rising to the first floor. A conveniently positioned two piece W.C is located beneath the stairs, ideal for guests. Immediately to the right, the fully fitted kitchen offers an extensive range of wall and base units, complete with a service hatch opening into the dining room. The kitchen features an integrated oven, four burner gas hob and an extractor overhead, alongside under counter plumbing for a washing machine and space for a freestanding fridge/ freezer. Wrap around worktops provide plenty of room for food preparation, complemented by tiled splashbacks for easy maintenance. The adjacent living space is open plan, forming a well sized dining room, ideal for a formal table. From here, the flooring continues seamlessly into the rear facing sitting room, where uPVC double glazed windows ensure the room enjoys plenty of natural light and French doors open directly onto the garden decking. This bright and airy space allows for a variety of soft furnishing layouts and is ideal for those who love to entertain.

Ascending the stairs to the carpeted first floor landing, loft access is available overhead alongside a useful integrated airing cupboard. Doors give way to four bedrooms, including two spacious doubles. All rooms feature carpeted flooring, uPVC double glazed windows and radiators, with the smallest bedroom currently serving as a functional home office or study space. Centrally located from the landing, the three piece family bathroom completes the accommodation, offering a shower over the bath with a folding glass screen, tiled splashbacks and flooring.

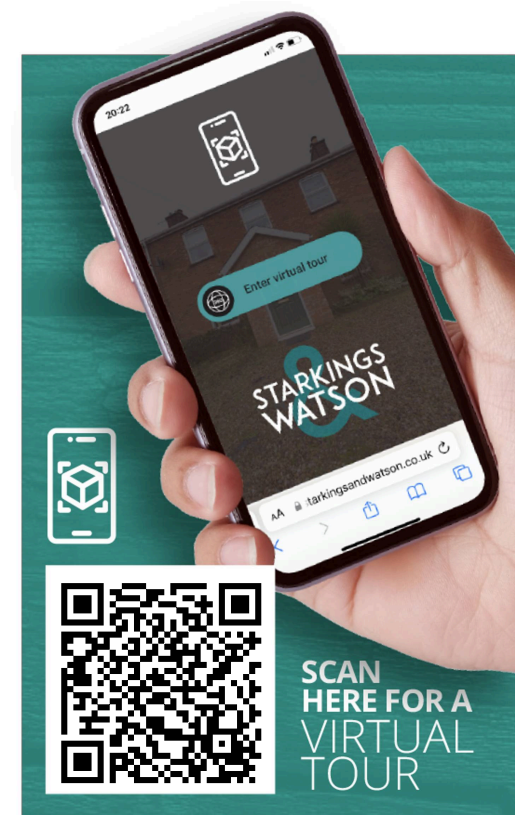
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VIRTUAL TOUR

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



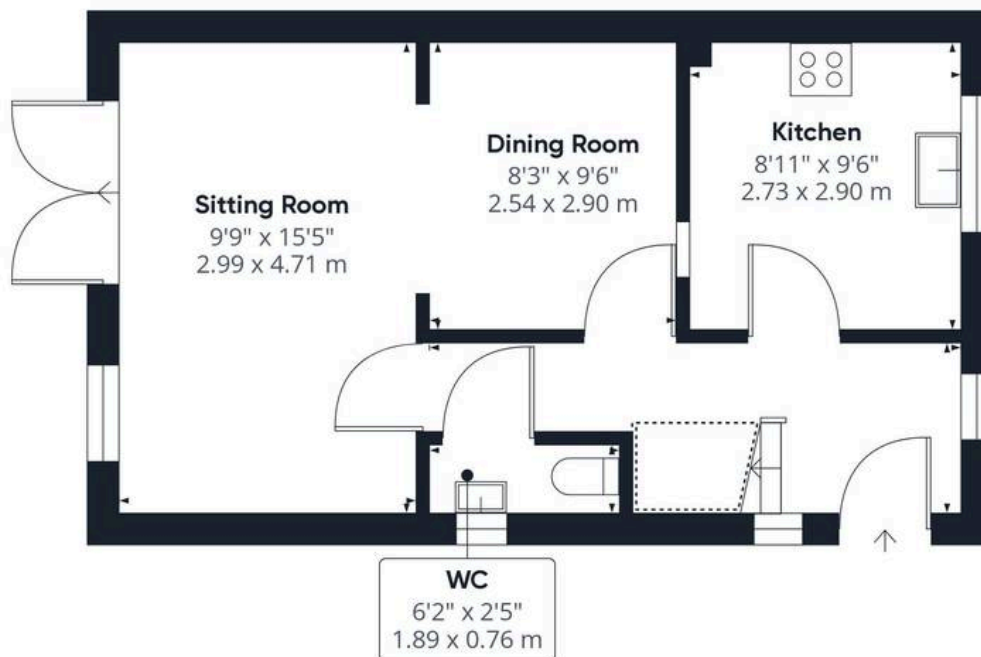




THE GREAT OUTDOORS

Stepping outside, the beautifully maintained, private and fully enclosed rear garden opens onto a wooden decking area with a shingle border, a wooden latch-and-brace gate to the side provides convenient access back to the driveway. The remainder of the garden is predominantly laid to a substantial flagstone patio, offering ample space for outdoor furniture to relax and enjoy the warmer months. The foot of the garden is home to raised flower beds, a neat section of laid lawn and decorative slate shingle, with a large timber storage shed neatly positioned behind the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

819.13 ft²

76.1 m²

Reduced headroom

41.36 ft²

3.84 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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