



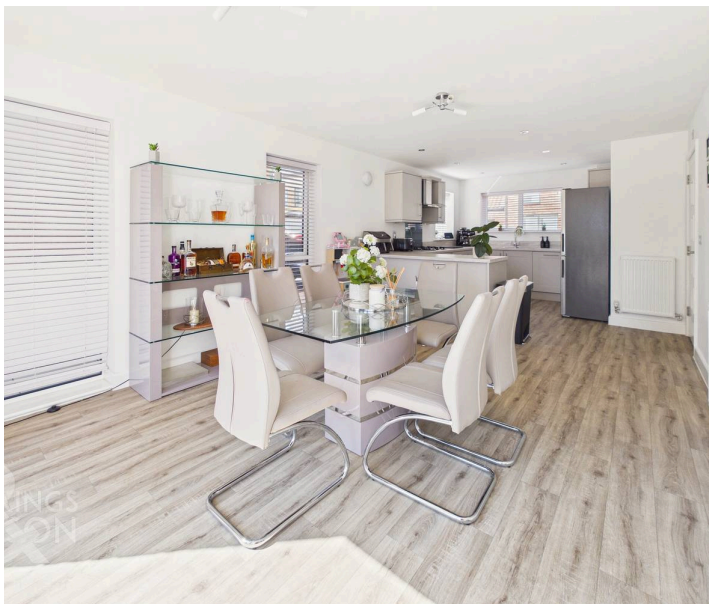
Wood Lane, Poringland - NR14 7FS



Wood Lane

Poringland, Norwich

A CONTEMPORARY 2022 BUILT THREE-STOREY HOME, this exceptional family residence is TUCKED AWAY in a CUL-DE-SAC SETTING at the rear of a sought-after development, offering both privacy and a sense of community. Step into a WELCOMING HALL ENTRANCE with practical storage solutions and a convenient W.C, setting the tone for the thoughtfully designed interior. The impressive 17' TRIPLE ASPECT SITTING ROOM is bathed in natural light, featuring FRENCH DOORS that open directly to the garden, perfect for seamless indoor-outdoor living. The heart of the home is the 25' OPEN PLAN KITCHEN/DINING SPACE, ideal for entertaining and family gatherings, complemented by a SEPARATE UTILITY ROOM for added convenience. Upstairs, FOUR WELL-PROPORTIONED BEDROOMS are arranged over two floors, offering flexibility for families or guests, with a SEPARATE W.C and FAMILY BATHROOM ensuring practicality. The PRINCIPAL BEDROOM features a private DRESSING ROOM and LUXURIOUS EN SUITE, while the GUEST BEDROOM also benefits from its own EN SUITE, providing comfort and privacy for visitors. Every detail has been considered to create a home that is both stylish and functional. With a landscaped rear GARDEN designed for relaxation and entertaining, an EXTENDED PATIO SEATING AREA flows effortlessly from both



the sitting room and kitchen via French doors, providing the perfect spot for al fresco dining or morning coffee. GATED ACCESS leads to the front driveway, ensuring security and ease of movement, while a dedicated door provides entry to the DOUBLE GARAGE. Currently configured as a gym, the garage features TWO UP AND OVER DOORS to the front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Contemporary 2022 Built Three Storey Home with 1617 Sq. ft of Accommodation (stms)
- Tucked Away Cul-De-Sac Setting at the Rear of the Development
- Welcoming Hall Entrance with Storage & W.C
- 17' Triple Aspect Sitting Room with French Doors to the Garden
- 25' Open Plan & Family Friendly Kitchen/Dining Space with a Separate Utility Room
- Four Bedrooms Over Two Floors with a Separate W.C & Family Bathroom
- Principal Bedroom with a Dressing Room & En Suite Alongside the Guest Bedroom with En Suite
- Double Garage & Drive with Lawned Gardens including an Extended Patio

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

Fronting Wood Lane, the property offers lawned front gardens with bark chip borders, plus a pathway taking you to the main entrance door. Sitting adjacent, a double brick-weave driveway offers off-road parking for several vehicles with access leading to the detached double garage.

THE GRAND TOUR

Once inside, the hall entrance greets you with fitted carpet underfoot and stairs rising to the first floor landing, with a useful built-in storage cupboard sitting adjacent. A ground floor WC sits to one side, whilst opposite, the triple aspect sitting room creates the perfect family-friendly environment - finished with fitted carpet, attractive wood panelling and French doors leading out to the rear garden. The open-plan kitchen/dining room offers ample space for soft furnishings and a dining table, with wood-effect flooring underfoot and a U-shaped arrangement of wall and base level kitchen units. Integrated cooking appliances include an inset gas hob and built-in electric double oven, with a glass splash-back and extractor fan. Space is provided for a fridge freezer, whilst the dishwasher is integrated. Windows face to front and side, whilst full-height windows and French doors lead out to the rear garden. Leading off, the utility room extends the storage with a matching range of units and space for laundry appliances, including a washing machine, with a wall-mounted gas-fired central heating boiler and door to the rear garden.

Heading upstairs, the first floor landing leads to two double bedrooms, starting with the principal bedroom with two front-facing windows and fitted carpet underfoot. A bespoke dressing room includes hanging rail and storage shelving space, with a door taking you to the en-suite shower room - finished with a contemporary white three-piece suite including a corner shower cubicle with a thermostatically controlled shower, tiled splash-backs, and wood-effect flooring. The guest bedroom sits opposite with dual aspect windows to side and rear, fitted carpet underfoot, and a built-in double wardrobe. The en-suite leads off with a three-piece suite including a double shower cubicle with a thermostatically controlled shower, tiled splash-backs, and wood-effect flooring.

The family bathroom also sits on this level with a four-piece suite, including a panelled bath and separate shower cubicle, with a thermostatically controlled shower, complete with tiled splash-backs and wood-effect flooring.

The top floor landing includes a Velux window to rear for natural light, with two built-in storage cupboards and a convenient W.C - complete with a hand wash basin on this level. The two double bedrooms are both finished with fitted carpet and a range of windows or Velux windows for natural light.

FIND US

Postcode : NR14 7FS

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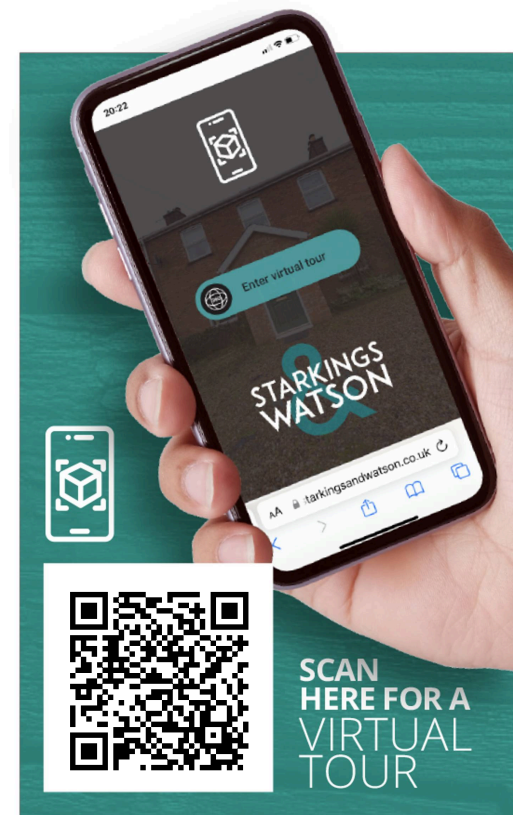
VIRTUAL TOUR

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

AGENTS NOTES

Whilst constructed in 2022, the 10 year NHBC guarantee started from March 2024.

An annual charge of £230 is due for the upkeep of green space on the development.







THE GREAT OUTDOORS

The rear garden has been landscaped to include an extended patio seating area which leads from the sitting room and kitchen French doors, with outside water and lighting installed. The main garden is laid to lawn with enclosed timber fence boundaries and a range of planting along the rear. Gated access leads to the front driveway whilst a door takes you to the double garage - currently used as a gym, and with two up and over doors to front, the space includes extensive storage above with power and lighting installed.





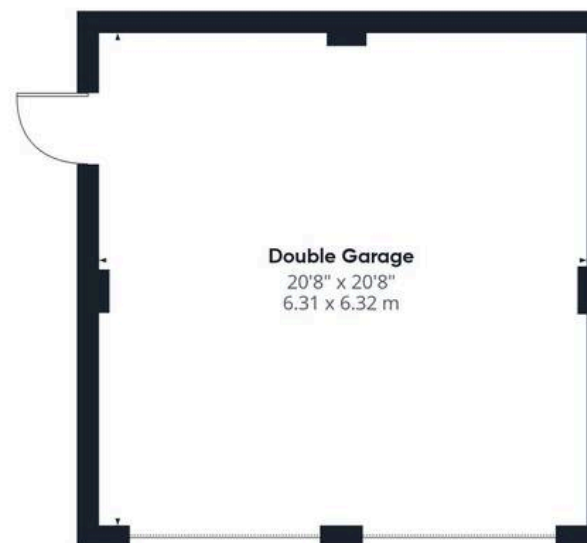
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2043 ft²

189.8 m²

Reduced headroom

40 ft²

3.7 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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

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