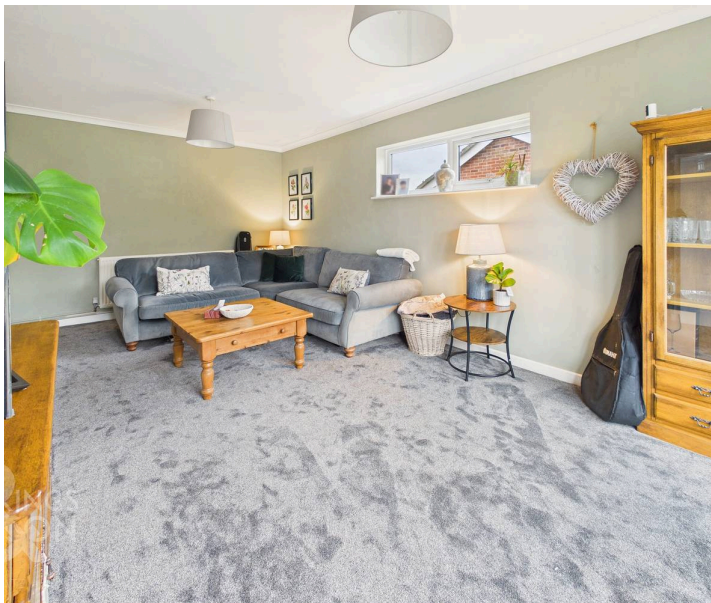




Oaklands, Framingham Earl - NR14 7QS

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Oaklands

Framingham Earl, Norwich

Guide Price £335,000-£350,000. NO CHAIN. This beautifully presented DETACHED BUNGALOW is perfectly positioned in a peaceful CUL-DE-SAC, just moments from local shops and transport links, offering the ultimate blend of convenience and tranquillity. FULLY UPDATED throughout, the property boasts a RECENTLY RE-ROOFED structure, MODERNISED ELECTRICS and PLUMBING, and a contemporary interior finish that immediately impresses. Step inside to discover a generous 19' SITTING ROOM, complete with elegant FRENCH DOORS that open onto the SOUTH FACING REAR GARDEN, creating a seamless connection between indoor and outdoor living. The MODERN FITTED KITCHEN features sleek cabinetry, integrated appliances, and a practical PANTRY STORAGE area, ideal for culinary enthusiasts. Both DOUBLE BEDROOMS are equipped with BUILT-IN WARDROBES, providing ample storage, while the RE-FITTED LUXURY FAMILY BATHROOM offers a stylish and relaxing retreat with premium fixtures and fittings. The updated flooring and tasteful decor throughout ensure this home is ready to move straight into,

providing flexible living spaces that suit a variety of lifestyles, whether you are downsizing, seeking single-level living, or looking for a low-maintenance family home. THE GREAT OUTDOORS truly shines with a LARGE SOUTH FACING GARDEN, enclosed by timber panel fencing for privacy and security. A sprawling expanse of lawn is complemented by newly planted borders and mature trees, creating a picturesque and tranquil setting for relaxation or entertaining. The DRIVEWAY provides ample off-road parking and leads to a GARAGE, accessed via an up and over door to the front.

Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow Close to Shops & Transport in a Cul-De-Sac Setting
- Fully Updated including Re-roofing, Electrics & Plumbing
- Updated Interior with a Modernised Decor, Flooring & Shower Room
- 19' Sitting Room with French Doors to Rear
- Fitted Kitchen with Pantry Storage
- Two Double Bedrooms with Built-in Wardrobes & Re-fitted Luxury Family Bathroom
- Large South Facing Garden with Driveway Parkin & 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

Screened behind high level hedging, a lawned front garden can be found, with access leading to the side and rear gardens, along with the hard standing driveway offering off road parking with several vehicles, with the garage sitting beyond.

THE GRAND TOUR

Heading inside, the hall entrance offers fitted carpet underfoot and a built-in storage cupboard with doors leading off to the bedroom and living accommodation. The newly fitted family bathroom sits to your right hand side with a contemporary white three piece suite including a shaped panelled bath with a thermostatically controlled twin head rainfall shower with glazed shower screen, vanity unit with storage cupboard sitting below, attractive herringbone style wood effect tiled flooring, contrasting tiles splash-backs and vertical radiator. The two double bedrooms are both finished with fitted carpet and uPVC double glazing, with integrated wardrobes to both rooms. The main living space is laid out as a sitting/dining room with dual aspect views to side and rear, with French doors leading out to the rear garden. A feature fireplace and inset cast iron wood burner create a focal point to the room with fitted carpet underfoot and a door taking to the adjacent kitchen.

Offering an L-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset electric hob and built-in electric oven with extractor fan above, tiled splash-backs, wood effect flooring, built-in pantry storage cupboard, space for fridge freezer and washing machine, and door to the driveway

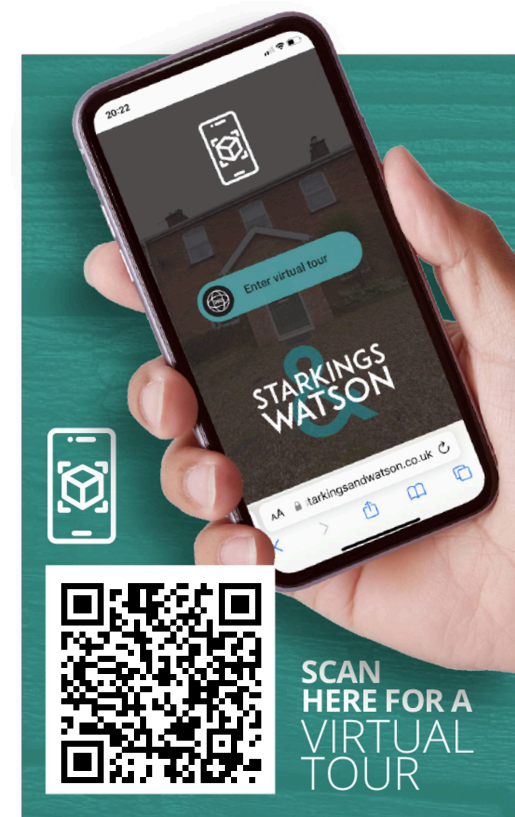
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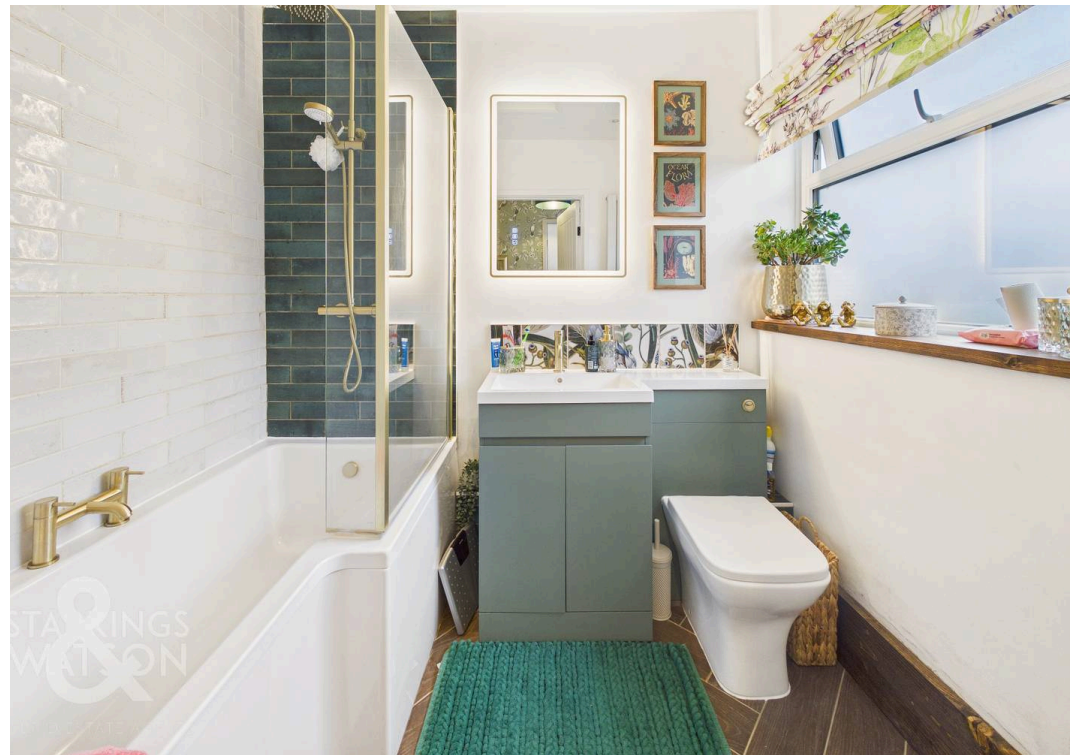
Postcode : NR14 7QS

What3Words : ///airtime.throwaway.hillsides

VIRTUAL TOUR

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



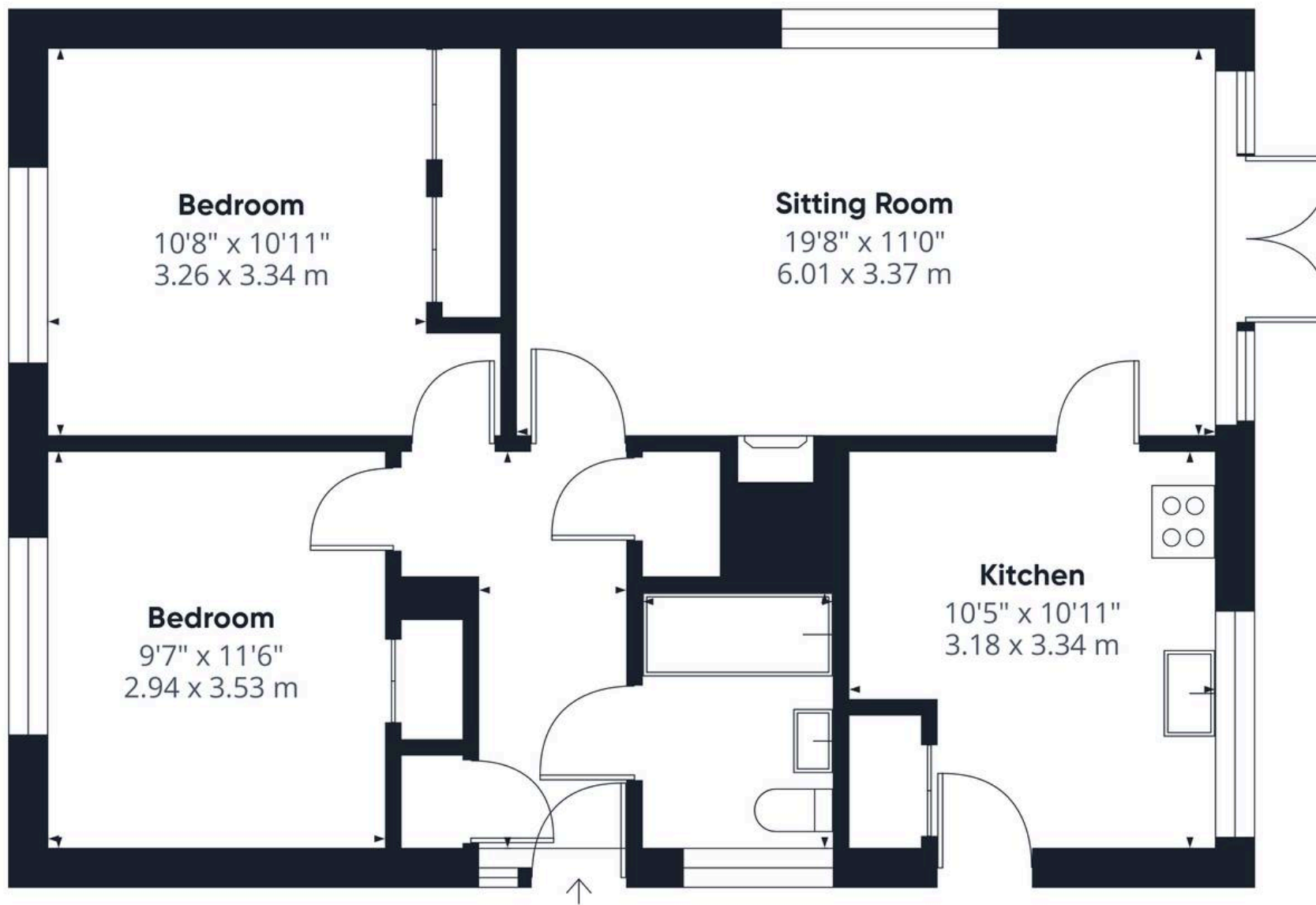




THE GREAT OUTDOORS

The rear garden is enclosed within timber panel fencing whilst offering an extensive lawn garden, with a range of new planted borders and mature trees. Two timber sheds offer storage with a greenhouse sitting adjacent and access leading to the driveway and side garden. The side garden currently offers a log storage area with huge potential to further open up the garden if required. The garage is accessed via an up and over door to front, with a side access door, power and lighting.





Approximate total area⁽¹⁾

712 ft²
66 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





Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.