



Rectory Lane, Poringland - NR14 7SL

Rectory Lane

Poringland, Norwich

Occupying a HIGHLY SOUGHT AFTER LOCATION close to local amenities, this EXTENDED SEMI-DETACHED COTTAGE offers a harmonious blend of TRADITIONAL CHARACTER and MODERN COMFORTS, providing over 1376 SQ. FT (stms) of flexible accommodation and FOUR BEDROOMS. With an UPDATED and MODERNISED INTERIOR, the main ROOF has been OVERHAULED in recent years. Step inside via the welcoming PORCH ENTRANCE into a generous 15' SITTING ROOM, complete with a charming WOOD BURNING STOVE, perfect for cosy evenings. The heart of the home is the OPEN PLAN KITCHEN and DINING ROOM, thoughtfully designed for family gatherings and entertaining, with ample space for a large dining table and quality finishes throughout. A practical GROUND FLOOR UTILITY/CLOAKROOM adds to the every-day convenience, ensuring household tasks are kept neatly out of sight. Upstairs, FOUR SPACIOUS BEDROOMS await, including TWO EN SUITES for added privacy and luxury, making this property ideal for growing families or those seeking guest accommodation.



Throughout, you will find generous room sizes, excellent storage solutions, and a layout that adapts effortlessly to a variety of lifestyles. Offering an ENCLOSED REAR GARDEN framed by timber panel fencing and mature hedging for peace and privacy, a LARGE PATIO SEATING AREA stretches across the width of the property, providing the perfect spot for alfresco dining or relaxing with friends, while steps lead down to the MAIN LAWNED GARDEN, bordered by raised flower beds bursting with seasonal colour. The property also boasts a CAR PORT and an INTEGRAL GARAGE, which not only provides secure parking but also offers exciting CONVERSION POTENTIAL (stp).

Council Tax band: B
Tenure: Freehold

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.



- Extended Semi-Detached Cottage
- Highly Sought After Location Close to Local Amenities
- Over 1376 Sq. ft (stms) of Accommodation
- Porch Entrance & 15' Sitting Room with a Wood Burning Stove
- Open Plan Kitchen & Dining Room
- Ground Floor Utility/Cloakroom
- Four Spacious Bedrooms & Two En Suites
- Enclosed Garden with a Car Port & Integral Garage with Conversion Potential (stp)

SETTING THE SCENE

Set back from the road and occupying an elevated position, a shingle driveway offers off road parking with access to the carport and integral garage. A timber picket fence and pathway leads to the front garden, with plum slate borders and a range of mature planting with a door taking you to the entrance porch.

THE GRAND TOUR

Heading inside, the porch includes built-in storage, with a door opening up to the main sitting room, complete with a feature fireplace including a wood burning stove, front facing window and wood effect flooring underfoot. A door takes you to the adjacent dining room which sits in the middle of the home with wood effect flooring underfoot. Stairs rise to the first floor landing with a built-in storage cupboard, door to the utility/cloakroom and opening to the kitchen. The kitchen is flooded with natural light via dual aspect windows to side and rear, with a door taking you to the garden beyond. The kitchen includes an extensive range of built-in storage units with integrated cooking appliances including an inset gas hob and built-in electric oven with extractor fan above, wood effect flooring can fan underfoot, under cupboard lighting, tiled splash-backs, space for fridge and dishwasher.

The utility/cloakroom offers potential to create a ground floor shower room if required, whilst currently offering a white two piece suite with space for a washing machine and tumble dryer, along with a heated towel rail.

Heading upstairs, the carpeted landing leads to four bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The main bedroom sits to one end of the property with fitted carpet underfoot, built-in triple wardrobe with sliding mirrored doors and a door to an ensuite bathroom - complete with a four piece suite including a freestanding rolled top bath and walk-in shower cubicle with a thermostatically controlled twin head rainfall shower. The second bedroom also enjoys access to an ensuite which is finished with a white three piece suite including storage under the hand wash basin, shower cubicle with a thermostatically controlled shower, contrasting tiled splash-backs and heated tower rail.

FIND US

Postcode : NR14 7SL

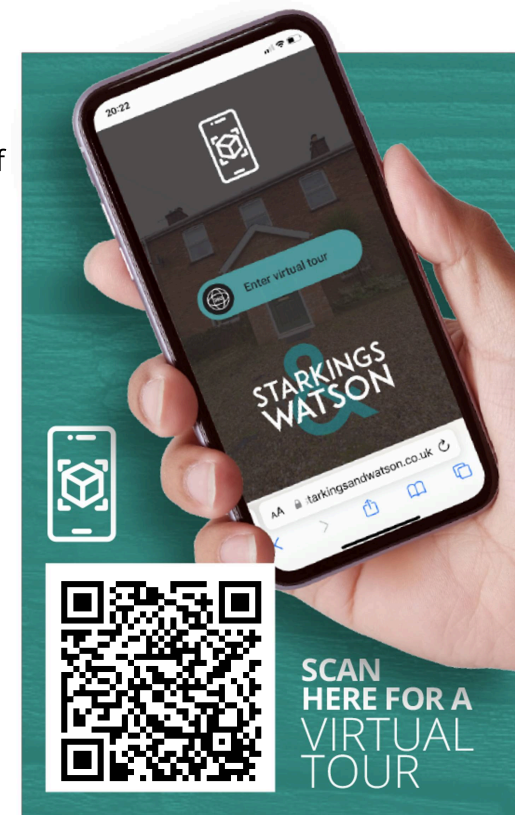
What3Words : ///dolly.rising.kicks

VIRTUAL TOUR

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

AGENTS NOTE

The neighbouring property has a right of way through the garden, with a locked gate arrangement currently in place.







THE GREAT OUTDOORS

Heading outside, the rear garden is enclosed within timber panel fencing and mature hedging. The large patio seating area stretches across the width of the property, with step leading to the main lawned garden which is enclosed within raised flower beds. A further patio area sits to the side of the property along with a timber built storage shed. The integral garage offers huge potential with an up and over door to front, gas fired central heating, central heating radiator installed and potential to convert part of the garage into further accommodation if required (stp).





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1376 ft²
127.7 m²

Reduced headroom

1 ft²
0.1 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.

GIRAFFE 360





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