



White House Gardens
Poringland, Norfolk



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ESTATE AGENTS

A delight inside and out! Renovated to an exceptional standard and superbly positioned in the South Norfolk village of Poringland, this modern detached home offers excellently appointed accommodation set over two floors, boasting vast living, kitchen & dining areas with a design focus on entertaining and modern family living whilst the master bedroom suite and four further bedrooms are found. Outside the generous corner plot echoes the standard of finish inside and is complemented by a double garage, exceptional parking area and summer house. Inspection by viewing is essential to appreciate the space, standard and location on offer.

Accommodation comprises briefly:

- Entrance Hall • Cloakroom • Study/Bed 5 • 'L' Shaped Living Room
- Family Kitchen/Breakfast Room • Utility Room • Garden Room
- Master Bedroom with En-Suite & Dressing Room
- Three Further First Floor Bedrooms • Family Bathroom
- Double Garage & Ample Parking • Generous Landscaped Gardens

Property

Entering this stunning family home via the front door, we pass the entrance porch before stepping into the main entrance hall. Tiled flooring underfoot provides an attractive yet practical floor covering and reflects the vast amount of natural light that flows in from the bay-style window that frames the stairwell. A large under stairs cupboard offers superb storage and a door opens to the cloakroom. From the hall our eye is drawn to the sitting room. This vast 'L' shaped room makes no compromise on space and enjoys garden views from the large bay window set to the snug end of the room whilst on the opposite side French doors lead out to the patio. A brick fireplace takes centre stage and offers a cosy focal point, whilst another view of the gardens is grabbed from the window adjacent. Back in the hall we lead into the kitchen/breakfast room, which in-turn flows into the stunning garden room which offers space for dining and benefits from under floor heating. This space instantly impresses, from the bespoke kitchen fittings to the carefully planned space which has become the 'hub of the home'. The kitchen is fitted with a vast range of units set under quartz work surfaces, a large corner pantry-style cupboard adds to the storage and a gas Aga offers a warming focal point to the space. An integral dishwasher sits below the sink whilst the large central island offers informal dining and houses the oven, hob and wine cooler. A door opens to the utility room which in turn opens to the garden whilst bi-folding doors open fully to the garden room making the space feel as one but allowing it to be shut off when required. From here French doors lead us onto the patio whilst the large windows offer a stunning view of the gardens. At the foot of the stairs we find the study/bedroom five, a generous room that provides much versatility to work from home, serve as a second sitting room or an ideal ground-floor bedroom. Climbing the stairs to the first floor we pass the large window which pours light onto the landing and the hall below. At the head of the stairs we find three double bedrooms, the larger two enjoying fitted storage and views of the rear garden. The family bathroom is set to the front of the property serving these three rooms, is fitted with a Heritage white suite and boasts under floor heating. A double width linen cupboard sits opposite which we step past into the impressive master bedroom suite. This large double bedroom again enjoys a garden view and flows into the dressing room where fitted wardrobes offer a superb storage solution. A door from here leads into the full en-suite bathroom. This completes the accommodation.









Outside

Arriving at 2 White House Gardens we are welcomed by the extensive driveway and parking area to the front of this stunning home, Established hedging frames the space whilst the driveway leads to the impressive double garage and front door of the home. Gates to either side open to the gardens at the side and the rear. At the rear the garden has been split into three main areas. On the left and leading from the utility room we find an area of paving and lawn that surrounds the rear of the garage and provides a spot for a washing line and adequate space for log and tool storage. Leading from the living spaces we find the formal gardens providing a superb continuation of the exacting standards inside. A large patio spans the rear of the house and opens to the lawns that are framed with a well planned and stocked range of flower beds. A pond features which passes to a second seating area at the front of the summer house. On the right the extended plot offers a further tranquil walled garden space that wraps to right of the corner plot. A large area of decking offers a superb spot to catch the evening sun whilst the remainder is laid to lawn.

Location

The property is situated within an highly sought after area in the popular South Norfolk village of Poringland. Poringland offers an abundance of amenities including doctors, dentist, Post Office, Tesco Express, shops, chemist, restaurant, two pubs, hairdressers and more, with regular bus links to Norwich. Various activities can be enjoyed in the village, with regular clubs and groups being held at the village hall, community centre and Framingham Earl Sports Centre. There are many parks and walks throughout the village, including a 1.5 mile woodland walk within Poringland Woods. Poringland Primary School and Framingham Earl High School are within a mile of the property and are both rated 'Good' by Ofsted.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Gas fired central heating and hot water. Under floor heating in bathroom and garden room. Mains electric, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk Council

Tax Band: F

Postcode: NR14 7RU

What3Words: ///fools.thumps.grocers

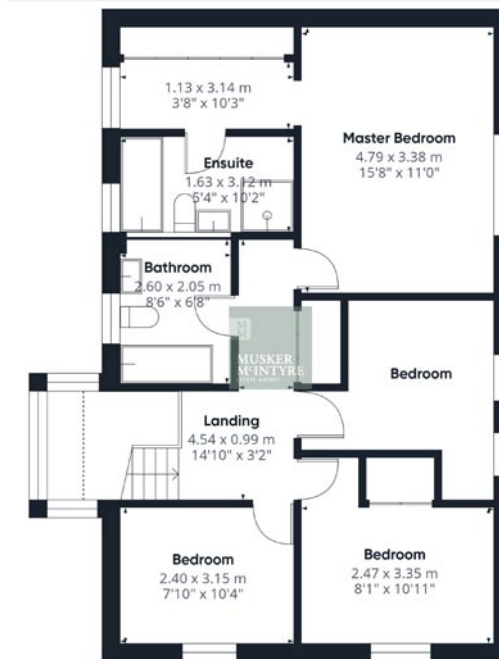
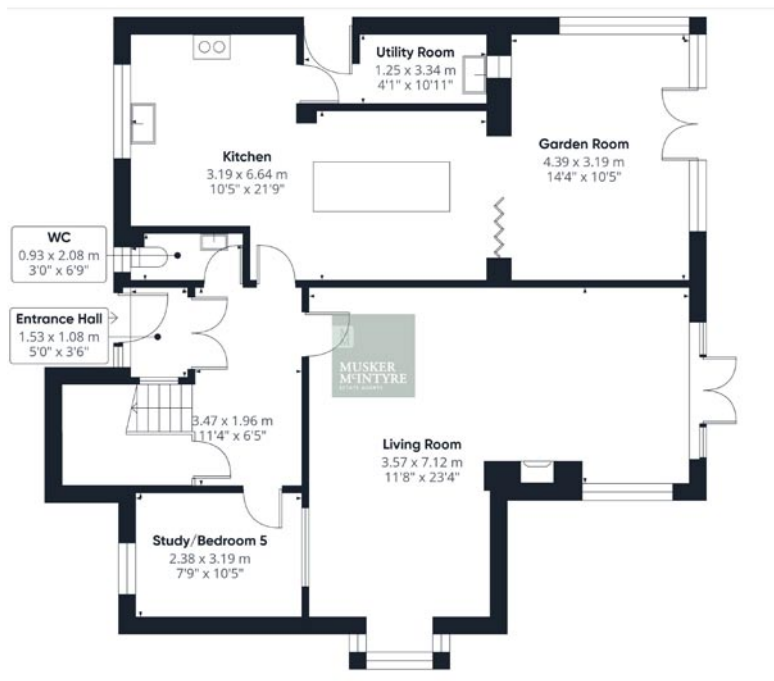
Tenure

Vacant possession of the freehold will be given upon completion.

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £600,000 - £625,000



Approximate total area¹

156.41m²

1792 ft²

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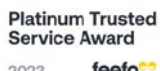
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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