



Spruce Crescent, Poringland - NR14 7UA

STARKINGS  
&  
WATSON  
HYBRID ESTATE AGENTS



## Spruce Crescent

Poringland, Norwich

Nestled in a TRANQUIL CUL-DE-SAC, this IMPRESSIVE property offers a serene escape just a STROLL AWAY from local shops and AMENITIES. Boasting over 1800 Sq. ft (stms), this detached home features a HALL ENTRANCE with THREE RECEPTION ROOMS including the SITTING ROOM, DINING ROOM, STUDY and CONSERVATORY. The fully fitted KITCHEN includes a BREAKFAST BAR, complemented by a utility room. The property comprises FOUR DOUBLE BEDROOMS, along with a ground floor W.C, EN SUITE to the main bedroom, and separate FAMILY BATHROOM including a SHOWER and bath. Outside, discover the beauty of NON-OVERLOOKED GARDENS and an INTEGRAL DOUBLE GARAGE, blending seamlessly with the peaceful surroundings. The SOUTH FACING GARDEN is highlighted by a vast lawn and a spacious patio, running the width of the property.

Council Tax band: E

Tenure: Freehold

- Tucked Away Cul-De-Sac Setting
- Walking Distance to Shops & Amenities
- Detached Home of Over 1800 Sq. ft (stms)
- Three Reception Rooms & Conservatory
- Fully Fitted Kitchen with Matching Utility Room
- Four Bedrooms
- Ground Floor W.C, Bathroom & En Suite
- Non-Overlooked Gardens & Integral Double 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

Accessed from the cul-de-sac, a shingle driveway opens up leading to only three properties, with ample private off road parking with access to the integral double garage and main property. Hedging encloses a low maintenance shingled frontage, with raised beds and gated access leading to the rear garden, whilst a hard standing footpath takes you to the main entrance door.



## THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and stairs rising to the first floor landing, with a useful built-in storage cupboard below. A useful ground floor W.C can be found to your left hand side, with a white two piece suite including tiled splash-backs and tiled effect flooring, with doors leading off to the main living space and kitchen accommodation.

Straight ahead as you enter the hall entrance, the main sitting room can be found with a feature gas coal effect fire with a timber surround and marble hearth - creating a focal point to the room. A set of windows and French doors open up to the conservatory, and further double doors take you to the front facing dining room. With a door from the hall entrance, the dining room is finished with fitted carpet and walk-in bay style window ensuring excellent natural light flows into the room. The conservatory extends the living space, enjoying a south facing aspect, sitting to the rear of the property. Tiled flooring flows underfoot and triple aspect views and French doors lead out on the garden and patio. A separate study leads from the entrance - finished with fitted carpet and a front facing window offering a variety of uses including a playroom or ground floor bedroom. The kitchen enjoys a u-shaped arrangement of wall and base level units, with a breakfast bar seating area and integrated cooking appliances including an inset gas hob with a glass splashback and extractor fan, sitting adjacent to an eye level electric double oven. Space is provided for American style fridge freezer, with the dishwasher integrated, whilst under cupboard lighting runs around the work surfaces, and a rear facing window allows for garden views. A door leads off to the matching utility room with space for laundry appliances and a cupboard housing the wall mounted gas fired central heating boiler. A further door leads off to the integral double garage.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors leading to the four double bedrooms. The main bedroom sits the front with twin uPVC double glazed windows to front, with a door leading into a private en-suite.

Re-fitted and enjoying a white three piece suite, the en-suite includes useful storage under the hand wash basin, with a shower cubicle finished with a twin head thermostatically controlled rainfall shower and aqua-board splash-backs. The three further bedrooms include the second bedroom, which includes a walk-in bay window and built-in storage cupboard whilst the two smaller rooms enjoy garden views to the rear. Completing the property is the family bathroom, which has been re-fitted to include a white four piece suite with a corner panelled bath, walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower, with aqua-board splash-backs and hand wash basin with useful storage cupboard below.

## FIND US

Postcode : NR14 7UA

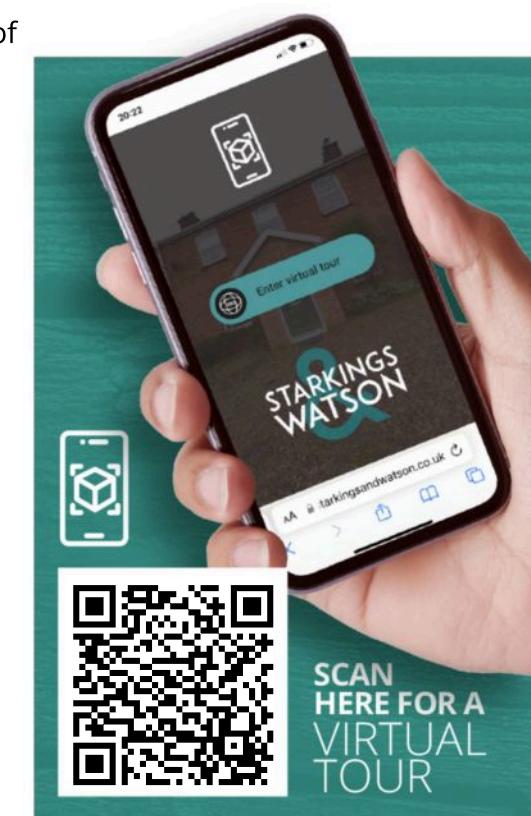
What3Words : ///importers.taxpayers.checked

## VIRTUAL TOUR

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

## AGENTS NOTES

The property has a burglar alarm fitted which is maintained under contract yearly



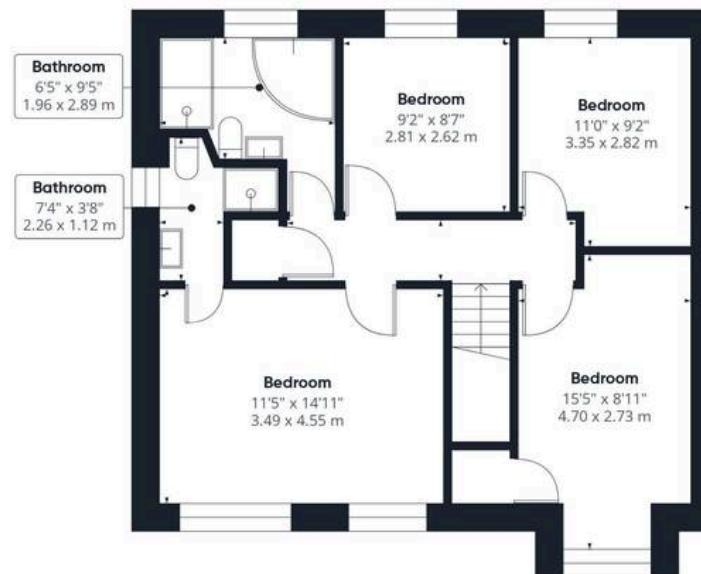
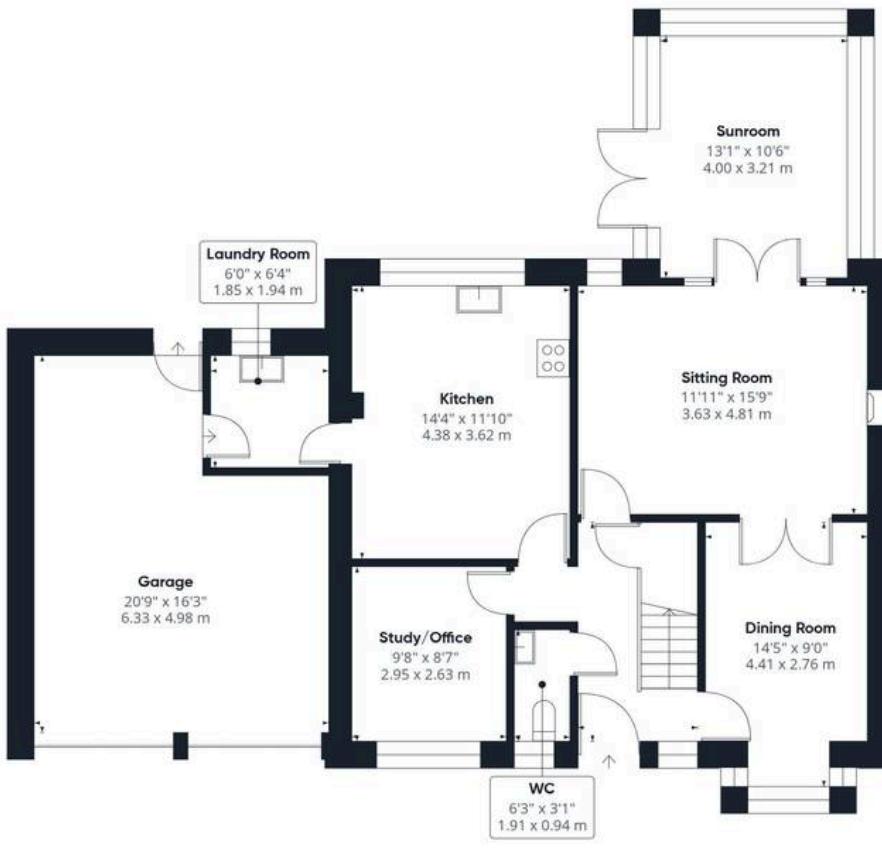




## THE GREAT OUTDOORS

The garden enjoys a south facing aspect which is mainly laid to lawn and includes a patio which stretches across the width of the property. Timber panel fencing encloses the garden which enjoys a non-overlooked rear aspect, with a range of mature planting and shrubbery along with a further shingled seating area to the far corner. Gated access leads to the front driveway, whilst a door takes you to the integral double garage complete with twin up and over doors to front, electric fuse box, door to utility room, power and lighting. A pathway to the side of the conservatory leads to a small timber garden shed.





Approximate total area<sup>(1)</sup>

1812 ft<sup>2</sup>  
168.3 m<sup>2</sup>

(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.



## Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • [poringland@starkingsandwatson.co.uk](mailto:poringland@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://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 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.