



Taylors Square, Poringland, Norwich

£775 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Immaculate Presentation
- ✓ First Floor Apartment
- ✓ Open Plan Sitting/Dining Room
- ✓ Modern Kitchen
- ✓ One Double Bedroom
- ✓ Juliet Balcony
- ✓ Walking Distance to Amenities
- ✓ Garage & Allocated Parking

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This FIRST FLOOR apartment is set to the back of the development, with a GARAGE and ALLOCATED PARKING. The property is flooded with NATURAL LIGHT with various VELUX WINDOWS, and a SPACIOUS HALL ENTRANCE with storage. Internally the property offers an OPEN PLAN sitting/dining room with JULIET STYLE BALCONY, modern fitted KITCHEN with SPACE for four APPLIANCES, modern bathroom with a SHOWER over, and one DOUBLE BEDROOM. Located within WALKING DISTANCE to AMENITIES and TRANSPORT LINKS, the property is IMMACULATELY PRESENTED and ready to move in.

LOCATION

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7GS), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. After approximately two and a half miles pass

through the village of Framingham Earl and into Poringland. At the first roundabout continue straight over, and at the second roundabout, turn right onto Devlin Drive. Continue over the mini roundabouts, turning right where the road bears to the right. Turn right onto Potters Way, and left onto Taylor Square, where the property can be found straight ahead, indicated by our For Sale board.

Centred around the main car park, parking is provided for one vehicle within an allocated space with access leading to the main property and garage below. An outside water supply can be found to the front which is controlled from the flat itself.

Entrance door to:

COMMUNAL ENTRANCE HALL

Fitted carpet, stairs to first floor landing, velux window to rear, door to:

ENTRANCE HALL

Fitted carpet, radiator, built-in double airing cupboard housing wall mounted gas fired central heating boiler, electric fuse box, thermostat heating control, smooth ceiling with velux windows to rear x2, doors to:

DOUBLE BEDROOM

14' 7" x 9' Max. Some Restricted Height. (4.44m x 2.74m)
Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer shower tap, tiled splash backs, vinyl flooring, heated towel rail, smooth ceiling with recessed spotlighting, extractor fan and loft access hatch.

SITTING/DINING ROOM

19' x 13' 1" Some Restrictred Height. (5.79m x 3.99m)
Fitted carpet, radiator x2, uPVC double glazed French doors to 'Juliet' style balcony, television and telephone points, smooth ceiling with velux window to rear x2, opening to:

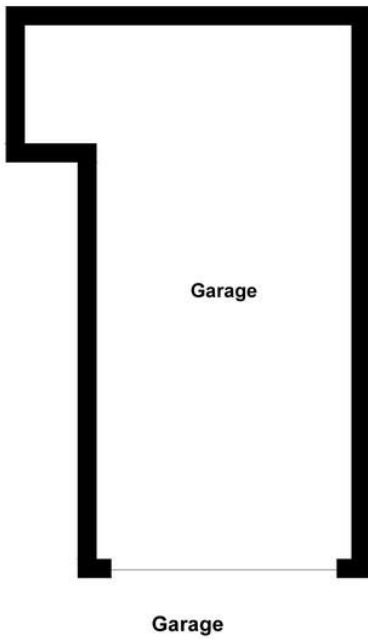
KITCHEN

8' 7" x 8' 4" (2.62m x 2.54m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric double oven with extractor fan, wood effect flooring, space for fridge freezer, washing machine, dishwasher and tumble dryer, smooth ceiling with velux window to front.

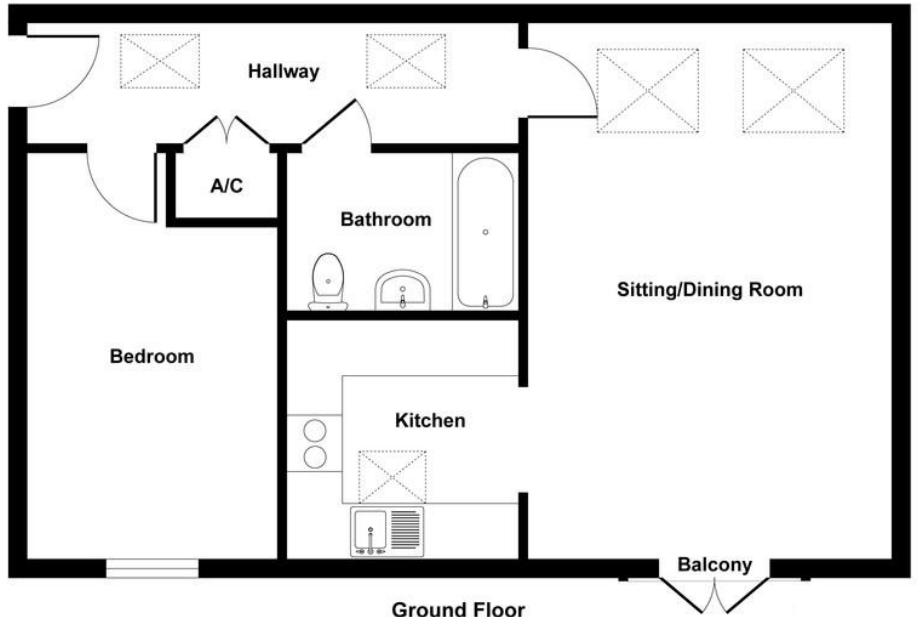
GARAGE

19' 2" x 11' 9" (5.84m x 3.58m) Up and over door to front, under stairs storage space for wheelie bins, power and lighting.





Garage



Ground Floor
Approximate Floor Area
598 sq. ft
(55.55 sq. m)

Approx. Gross Internal Floor Area 598 sq. ft / 55.55 sq. m

Agents Note: 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

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