



Plot 17 Tas Road, Poringland, Norwich

Guide Price £440,000 Freehold

Energy Efficiency Rating : B

- ✓ Brand New Home
- ✓ Sold with Full Warranty
- ✓ 17' Sitting Room with French Doors
- ✓ 25' Kitchen/Dining Room
- ✓ Cloakroom & Utility Room
- ✓ Four Double Bedrooms
- ✓ Two En Suites & Dressing Room
- ✓ Double Cart Lodge & Garden

To arrange an accompanied viewing please call our Poringland Office on 01508 356456





This BRAND NEW high specification semi-detached home offers a STRIKING EXTERIOR, two bay CART LODGE and enclosed gardens. Tucked away on the approach to Poringland, the property is ideal for those seeking over 1700 sq ft (stms) of accommodation, with SPACIOUS ROOMS and a FLEXIBLE LAYOUT. With LED spotlighting, TV points to all bedrooms, integrated Bosch cooking appliances, and a neutral décor - the property is presented and ready to move in. Stepping inside, this LIGHT and BRIGHT HOME offers a hall entrance with STORAGE and doors to the cloakroom, 17' SITTING ROOM with feature FULL HEIGHT WINDOWS and FRENCH DOORS to the rear garden, FULL LENGTH 25' KITCHEN/DINING ROOM with integrated dishwasher, and finally the UTILITY ROOM. The first floor offers TWO DOUBLE BEDROOMS - both benefiting from EN SUITES, and one with a WALK-IN WARDROBE, along with the family bathroom. The top floor offers TWO further DOUBLE BEDROOMS and cloakroom.

LOCATION

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.

DIRECTIONS

You may wish to use your Sat-Nav (NR14 7FP), 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 enter the villages of Framingham Earl and Poringland. Turn right onto St. Wandrille Close, following the road to the left, and right, where Tas Road can be found on your right hand side.

AGENTS NOTE

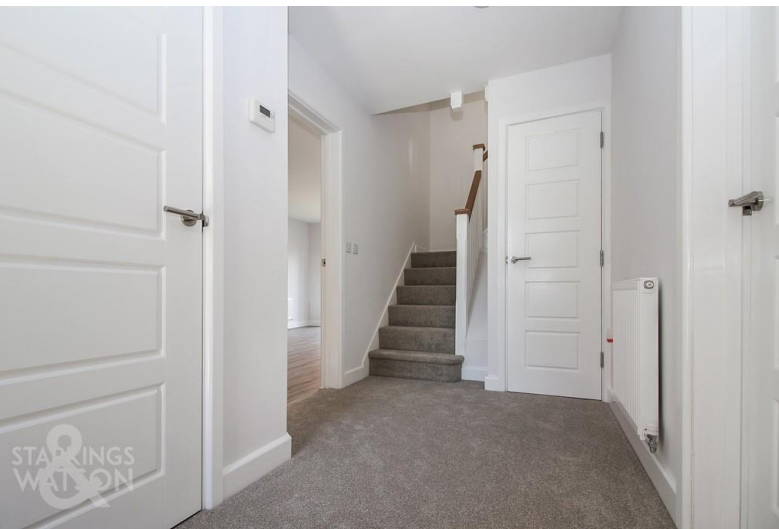
The marketing photos used have been enhanced to demonstrate how the gardens could look. Prior to viewing please confirm with our office how the property is presented.

The property offers a low maintenance frontage, with a footpath leading to the main entrance, gated gardens and two bay cart lodge.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet with recessed doormat, thermostat heating control, stairs to first floor landing with storage cupboard under, doors to:



SITTING ROOM

17' 5" x 11' 7" (5.31m x 3.53m) Fitted carpet, radiator x2, double glazed windows to front and side x3, double glazed full height window and French doors to rear garden, television and telephone point, smooth ceiling.

CLOAKROOM

Modern white two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, wood effect flooring, radiator, obscure double glazed window to front, electric fuse box, smooth ceiling.

KITCHEN/DINING ROOM

25' 3" x 11' 6" Max. (7.7m x 3.51m) Offering a high specification fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, matching up-stands, inset 'Bosch' gas hob and built-in electric 'Bosch' double oven with glass splash back and extractor fan, wood effect flooring, integrated 'Bosch' dishwasher, space for fridge freezer, under cupboard lighting, USB charging sockets, radiator x2, television point, double glazed full height window and French doors to rear garden, smooth ceiling with extractor fan and recessed spotlighting, door to:

UTILITY ROOM

7' 3" x 5' 4" (2.21m x 1.63m) Fitted range of base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, space for washing machine, double glazed window to rear, wall mounted gas fired central heating boiler, double glazed door to side, extractor fan, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

With painted balustrades and exposed wood handrails, fitted carpet, radiator, stairs to second floor landing, smooth ceiling, doors to:

DOUBLE BEDROOM

11' 7" x 10' 8" (3.53m x 3.25m) Fitted carpet, radiator, double glazed window to front, double glazed feature corner window to front, television point, smooth ceiling, opening to:

DRESSING ROOM/WALK-IN WARDROBE

6' 5" x 5' 7" (1.96m x 1.7m) Fitted carpet, radiator, range of fitted shelving, ready for hanging rails, smooth ceiling, door to:

EN SUITE

White three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, shaver point, smooth ceiling with extractor fan.







FAMILY BATHROOM

White four piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

DOUBLE BEDROOM

11' 6" x 11' 5" Max. (3.51m x 3.48m) Fitted carpet, radiator, double glazed window to rear, television point, built-in double wardrobe, smooth ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin with mixer tap, double shower cubicle with thermostatically controlled shower, tiled splash backs, wood effect flooring, radiator, obscure double glazed window to front, smooth ceiling with recessed spotlighting and extractor fan.

STAIRS TO SECOND FLOOR LANDING

With painted balustrades and exposed wood handrails, fitted carpet, radiator, walk-in storage cupboard, walk-in airing cupboard housing hot water tank, smooth ceiling with loft access hatch and velux window to rear, door to:

DOUBLE BEDROOM

17' 6" x 11' 7" Some Restricted Height. (5.33m x 3.53m) Fitted carpet, radiator, television point, smooth ceiling with velux window to front x2.

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, wood effect flooring, radiator, smooth ceiling with velux window to front.

DOUBLE BEDROOM

17' 6" x 8' 4" Some Restricted Height. (5.33m x 2.54m) Fitted carpet, radiator, television and telephone points, smooth coved ceiling with velux windows to front and rear.

OUTSIDE REAR

A fully enclosed garden can be found which is ready for landscaping. A footpath and patio is installed, with enclosed timber fenced boundaries, and gated access to front.

PARKING

A two bay cart lodge is included to the side of the property.



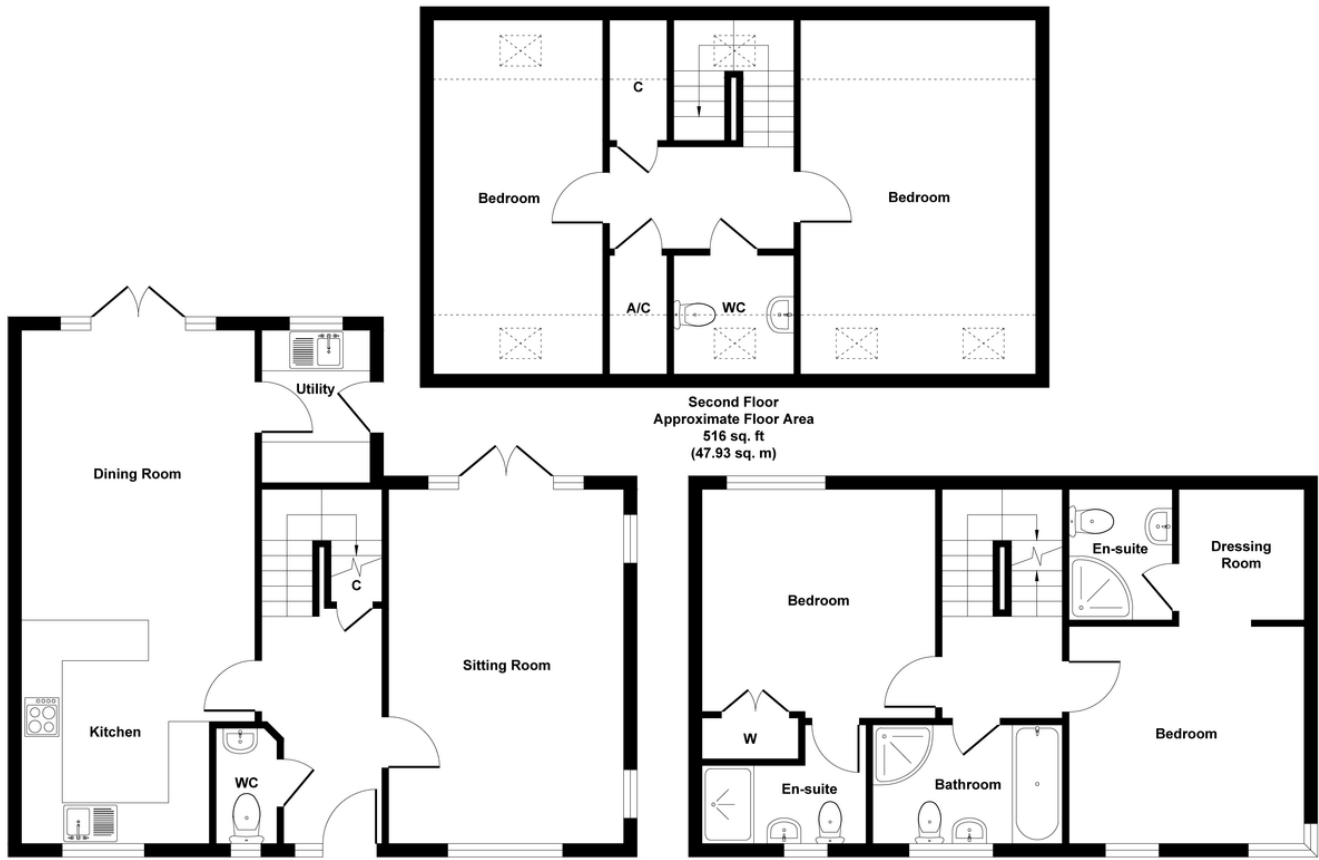


Ground Floor
Approximate Floor Area
651 sq. ft
(60.47 sq. m)

Approx. Gross Internal Floor Area 1683 sq. ft / 156.33 sq. m

Second Floor
Approximate Floor Area
516 sq. ft
(47.93 sq. m)

First Floor
Approximate Floor Area
516 sq. ft
(47.93 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