



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)



OUTSIDE

This attractive property is fronted by a lawn with shrubs and tree, overlooking green space with play area. A nearby archway provides access to the private resident's parking area within which the property enjoys a tandem parking space beyond the rear garden. A wooden gate leads through to the approx. 37' x 20' max. beautifully landscaped rear garden containing a wide variety of shrubs, with a pathway and seating space close to the house.

AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

DIRECTIONS

Follow the B1332 into the village from Norwich. At the round about turn right into Stoke Road, then left at the mini round about into The Ridings. Turn left again into Potters Way where the property can be found on the right-hand side, just beyond the play area and green space.

LOCAL AUTHORITY

South Norfolk

COUNCIL TAX BAND

C

Energy Efficiency Rating Current B 82 Potential A 94

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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Immaculate modern family home situated within a modern development, overlooking green space with playground and convenient for the village centre with its numerous amenities. This stylish 3 bedroom terraced property includes a 17'3 dual aspect lounge and 18' contemporary kitchen/diner with appliances. Tandem parking lies adjacent to the landscaped rear garden.

Potters Way

Poringland | Norwich | Norfolk | NR14 7GG

£1,000 pcm

Mid-terraced family home in a great location

3 first floor bedrooms all featuring built-in storage

Main bedroom features an en-suite shower room

Stylish 18' kitchen/diner includes appliances plus double doors to the garden

Well-proportioned dual aspect lounge

Ground floor WC, first floor family bathroom and en-suite

Underfloor gas central heating and double glazing

Patio chairs and white goods included

Tandem parking space plus a landscaped rear garden with shrubs and seating area

Available Mid-April 2024!

