



Blackthorn Way, Poringland, Norwich

Guide Price £350,000 Freehold

Energy Efficiency Rating : D

- ✓ Modern Semi-Detached Home
- ✓ 20' Sitting Room with Conservatory
- ✓ Open Plan Kitchen/Dining Room
- ✓ Utility Room & Cloakroom
- ✓ Three Bedrooms
- ✓ En Suite & Family Bathroom
- ✓ Enclosed Lawned Gardens
- ✓ Garage & Parking

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





DRESSED TO IMPRESS, this end-terrace home offers over 1050 SQ FT (stms) of accommodation, with PARKING to front, DOUBLE DRIVE and GARAGE to rear. UPDATED and MODERNISED with WARM and INVITING COLOURS, this NORFOLK HOMES built property offers UNDERFLOOR HEATING and uPVC DOUBLE GLAZED windows. The PORCH ENTRANCE offers windows to all sides, STAIRS to the FIRST FLOOR and BUILT-IN STORAGE, and doors to the 20' SITTING ROOM, conservatory with FRENCH DOORS to rear, cloakroom and 20' OPEN PLAN KITCHEN/DINING ROOM with space for dining and UTILITY ROOM to rear. The first floor offers THREE SPACIOUS BEDROOMS - all with BUILT-IN WARDROBES, including the main bedroom with EN SUITE SHOWER ROOM and further FAMILY BATHROOM. The rear garden has been LANDSCAPED, including a new patio, main lawned garden and enclosed boundaries.

LOCATION

Situated at the front of the Norfolk Homes development within the 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 7WD) 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, and left at the mini roundabout onto Blackthorn Way, where the property

can be found on your left hand side, indicated by our For Sale board.

The property is set back from the road with a footpath to front, and a dropped kerb leading to an off road parking space for one vehicle. To the rear of the property further parking can be found for two cars off road, with access leading to the single garage.

Double glazed entrance door to:

ENTRANCE HALL

Tiled flooring with underfloor heating, stairs to first floor landing with storage cupboard under, telephone point, alarm control panel, thermostat heating control, smooth coved ceiling, doors to:

SITTING ROOM

20' 10" x 10' 4" (6.35m x 3.15m) Feature fire place, fitted carpet with underfloor heating, television and telephone points, uPVC double glazed window to front, wall lighting, smooth coved ceiling with ceiling rose x2, uPVC double glazed French doors to:

CONSERVATORY

10' 4" x 9' 7" (3.15m x 2.92m) Of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to side, fitted carpet, wall lighting, vaulted 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, continued tiled flooring with underfloor heating, smooth coved ceiling with extractor fan.

KITCHEN/DINING ROOM

20' 10" x 8' (6.35m x 2.44m) This recently fitted bespoke solid wood kitchen offers a fitted range of base level units with solid wood work surfaces, and inset one and a half bowl ceramic sink and drainer unit with mixer tap, inset gas hob and built-in electric double oven with stainless steel splash back and extractor fan, wood effect tiled flooring with underfloor heating, space for dishwasher and fridge freezer, uPVC double glazed windows to front and rear, space for dining table, television point, electric fuse box, smooth coved ceiling, opening to:

UTILITY ROOM

6' x 4' 9" (1.83m x 1.45m) Matching fitted range of base level units with solid wood work surfaces, and inset ceramic sink with mixer tap, space for washing machine, continued wood effect tiled flooring with underfloor heating, heating timer controls, wall mounted gas fired central heating boiler, coved ceiling, double glazed door to rear garden.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard housing hot water tank and storage shelving, heating timer controls and thermostat, coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

14' 10" x 10' 7" (4.52m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to front, television and telephone points, built-in wardrobe, smooth coved ceiling, door to:

EN SUITE

Modern white three piece suite comprising low level W.C. with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, uPVC obscure double glazed window to rear, extractor fan, shaver point, smooth ceiling with recessed spotlighting.

FAMILY BATHROOM

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shaped panelled bath with mixer shower tap and glazed shower screen, tiled splash backs and flooring, heated towel rail, uPVC obscure double glazed window to rear, shaver point, extractor fan, smooth ceiling with recessed spotlighting.

BEDROOM

9' x 7' 10" (2.74m x 2.39m) Fitted carpet, radiator uPVC double glazed window to rear, built-in wardrobe, smooth coved ceiling.

DOUBLE BEDROOM

11' 7" x 11' 3" (3.53m x 3.43m) Fitted carpet, radiator, uPVC double glazed window to front, built-in wardrobe, smooth coved ceiling.

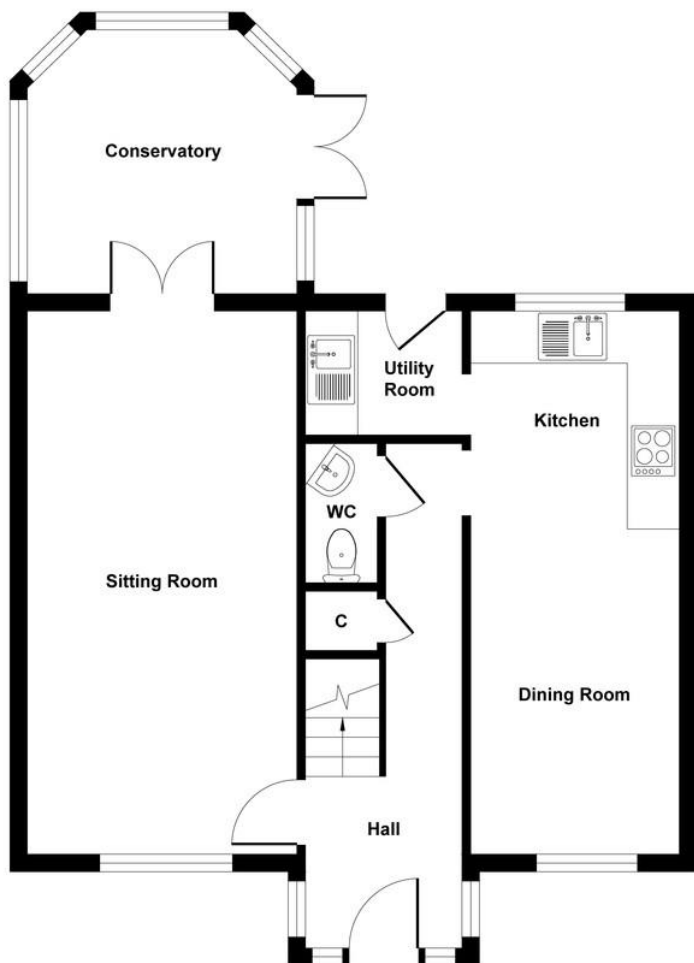
OUTSIDE REAR

Leaving from the conservatory French doors, a low maintenance garden can be found with a recently laid patio to both the front and rear boundaries of the garden. Benefiting from a bright and sunny aspect, the garden is fully enclosed with brick walling and timber panelled fencing, with ample space for potted plants and further landscaping.

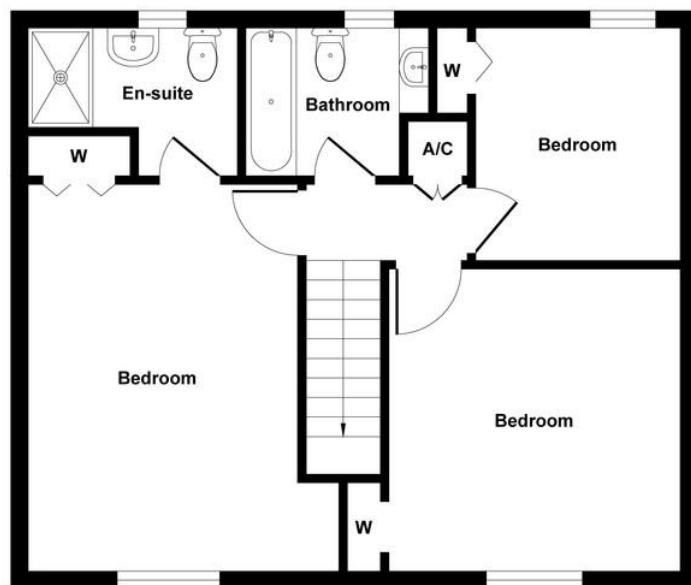
GARAGE

19' x 9' 7" (5.79m x 2.92m) Electric roller door to front, power and lighting.





Ground Floor
 Approximate Floor Area
 542 sq. ft
 (50.35 sq. m)



First Floor
 Approximate Floor Area
 520 sq. ft
 (48.30 sq. m)

Approx. Gross Internal Floor Area 1062 sq. ft / 98.65 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

Centralised Hub:

starkingsandwatson.co.uk

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
 Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
 VAT Registration Number 253 994 172