

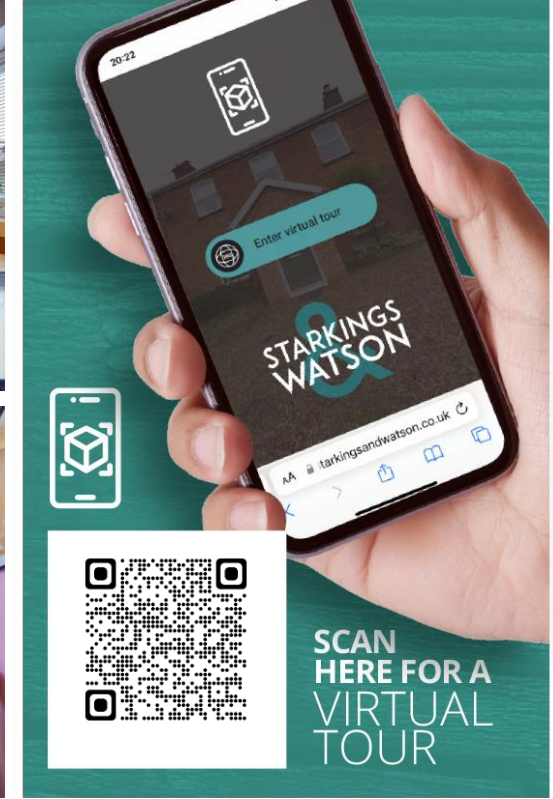
ALL SAINTS ROAD

**Poringland, Norwich NR14 7TA**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Tucked Away Cul-De-Sac Location
- Semi-Detached Home
- Ample Parking & Garage
- Kitchen/Dining Room
- Three Bedrooms
- Shower Room
- Enclosed Lawned Gardens
- Walking Distance to Amenities

#### IN SUMMARY

TUCKED AWAY at the end of a cul-de-sac, this SMART and PRESENTABLE semi-detached home offers an ATTRACTIVE INTERIOR with THREE BEDROOMS. With an OPEN DRIVEWAY to the side for TANDEM PARKING, a single garage can be found, leading straight into the LAWNED GARDEN with enclosed side and rear boundaries. Internally a USEFUL PORCH offers STORAGE, with a 14' SITTING ROOM, and 14' KITCHEN/DINING ROOM with a GREAT RANGE of STORAGE, space for a table and attractive VERTICAL RADIATOR. Upstairs the THREE BEDROOMS lead off the landing, with a MODERNISED DOUBLE SHOWER ROOM with attractive TILED SPLASH BACKS.

#### SETTING THE SCENE

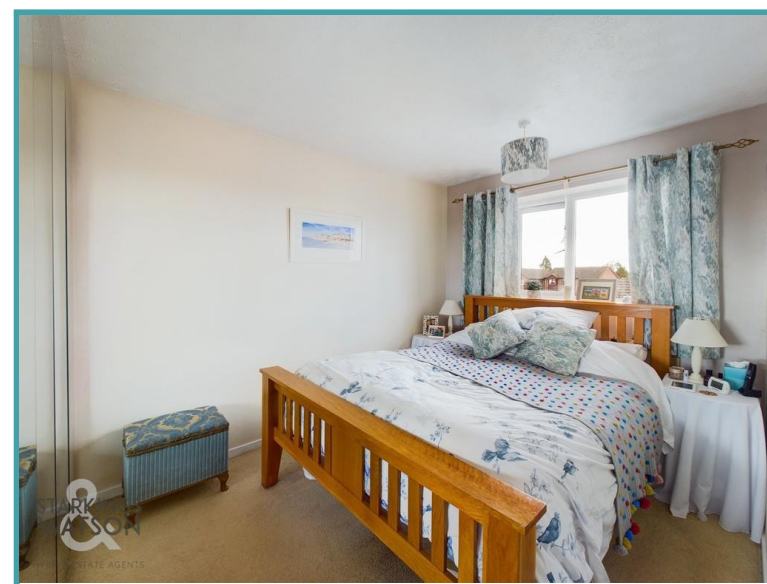
With amenities on your door step and only a short cut through away, a shared shingle driveway leads to the low maintenance frontage, with a planted front boundary, tandem parking and garage. The property is right in the corner and screened from view on a no through road.

#### THE GRAND TOUR

The uPVC double glazed front door leads straight into an entrance porch, with a window to front, and ample space for coats and shoes. You step straight into the sitting room with carpet under foot, window to front and stairs to the first floor landing. With uPVC double glazing and gas fired central heating installed, a door leads into the kitchen/dining room. An extensive range of storage can be found, with space for white goods, and an inset Smeg gas hob and Neff electric oven. The kitchen units have been placed to maximise work space and allow for an American style fridge freezer and dining table, all whilst a functional vertical radiator and French doors complete the look. Upstairs, three bedrooms lead off the landing, with the main bedroom finished with built-in wardrobes. The shower room has been re-fitted with a double cubicle and twin head thermostatically controlled rainfall shower, tiled splash backs and built-in storage.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn whilst a large patio leads out of the kitchen French doors. Fencing and hedging encloses the garden, whilst an open aspect leads to the driveway and garage. The garden offers various planting and an outside water supply, with the garage finished with power and lighting.



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



### OUT & ABOUT

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.

### FIND US

Postcode : NR14 7TA

What3Words : ///fishnet.rises.kindness

### VIRTUAL TOUR

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

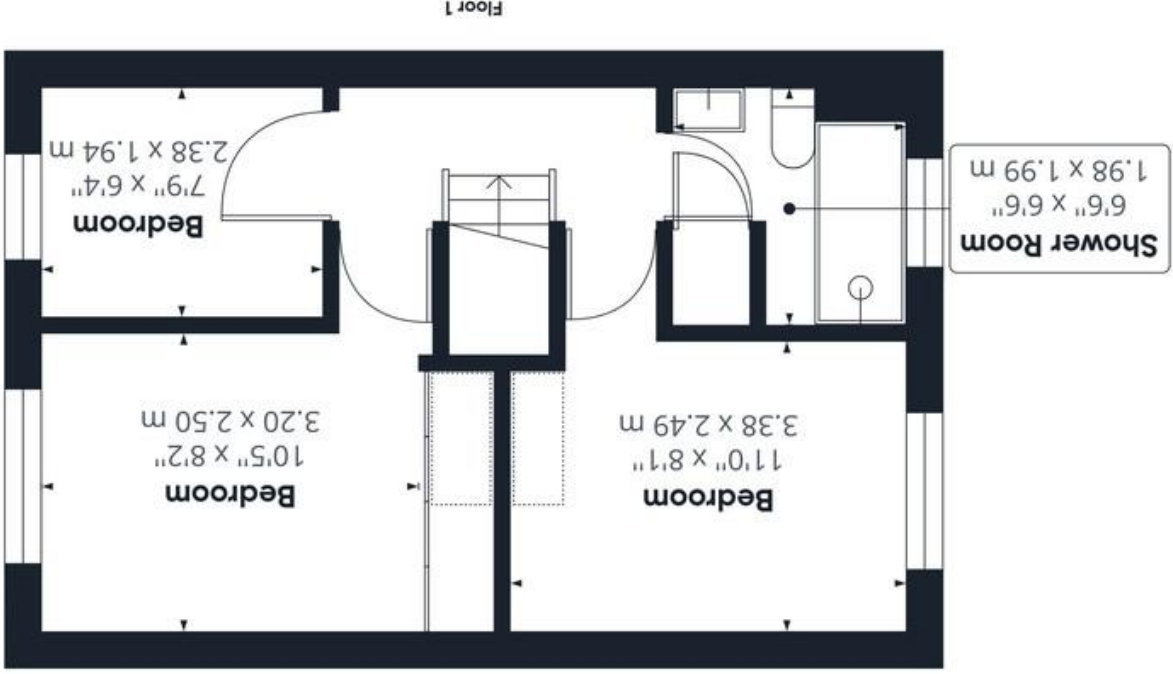
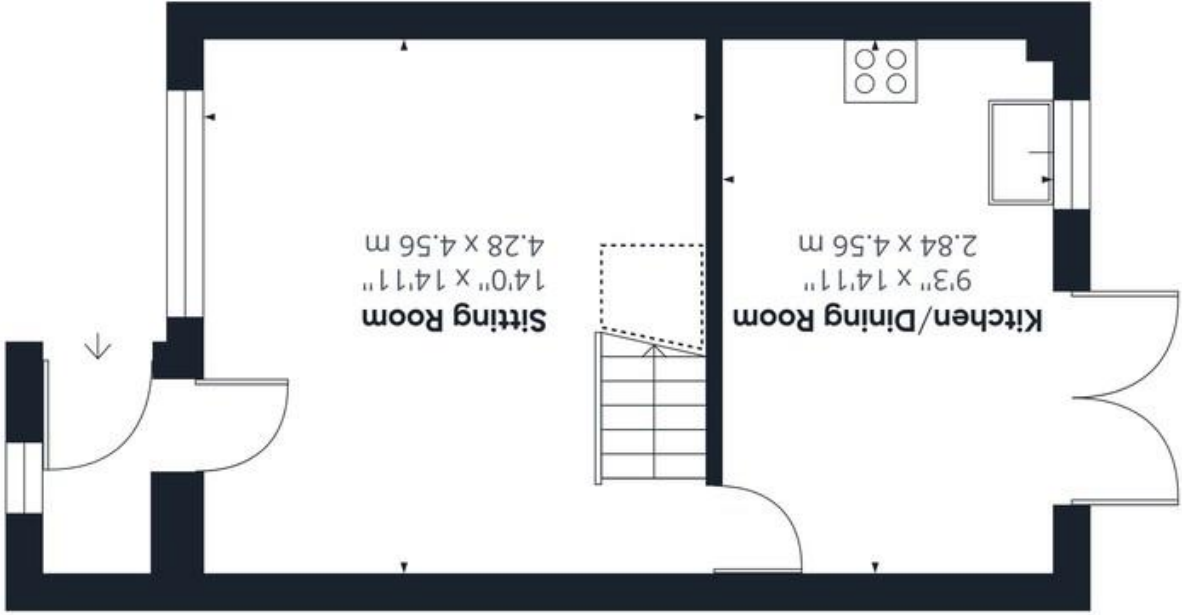
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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

696.69 ft<sup>2</sup>  
64.73 m<sup>2</sup>

Reduced headroom

15.68 ft<sup>2</sup>  
1.46 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.