

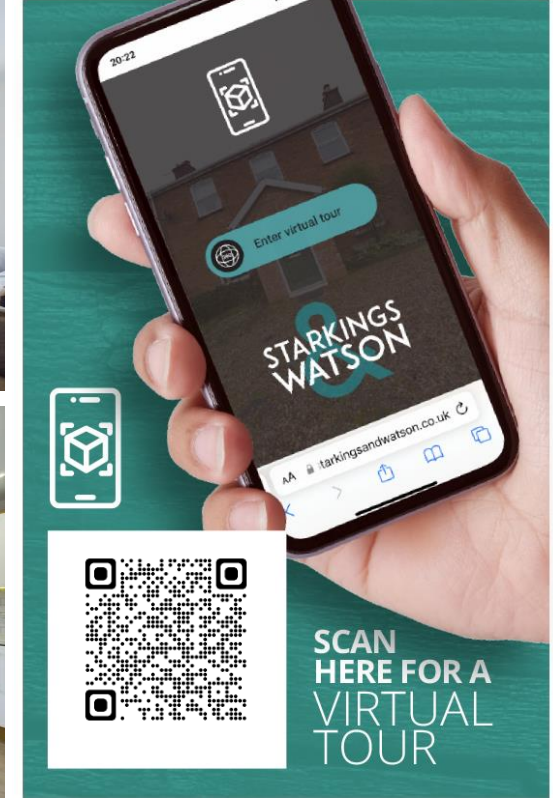
THE RIDINGS

Poringland, Norwich NR14 7GE

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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- Sought After Residential Location
- Allocated Parking & Garage
- South West Facing Gardens
- Hall Entrance with Cloakroom
- Sitting Room with Built-in Storage
- Kitchen/Dining Room
- Two Double Bedrooms
- En Suite & Family Bathroom

IN SUMMARY

This IMMACULATE Norfolk Homes built end-terrace home offers a WALLED GARDEN which benefits from the SOUTH WEST SUN, along with allocated PARKING and a GARAGE. With the USUAL HIGH QUALITY FINISH provided by Norfolk Homes, the property offers a NEUTRAL DECOR and UNDERFLOOR HEATING. Ideally situated for EASY WALKING ACCESS to the centre of PORINGLAND, local bus and school connections, the property is EASY TO RUN, and an IDEAL FIRST BUY or INVESTMENT. The HALL ENTRANCE offers a practical meet and greet space with BARRIER MATTING underfoot, with doors to the CLOAKROOM, dual aspect SITTING ROOM with built-in STORAGE, and the OPEN PLAN KITCHEN/DINING ROOM with a full suite of INTEGRATED APPLIANCES, ample space for a TABLE and FRENCH DOORS to the garden. The first floor offers the MODERN FAMILY BATHROOM, and TWO DOUBLE BEDROOMS, both with BUILT-IN WARDROBES, and an EN SUITE to the main bedroom.

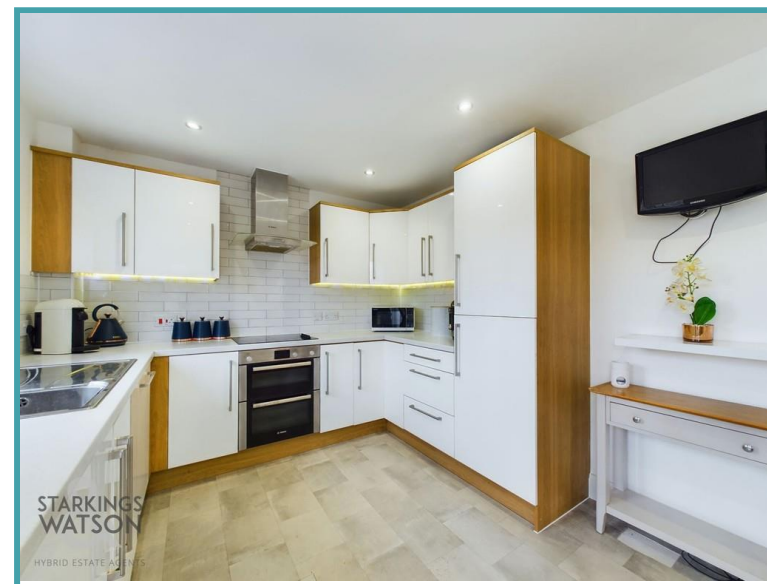
SETTING THE SCENE

Occupying a corner plot, a sweeping front garden can

be found with a variety of plants. Gated access leads to the garden, whilst the parking is opposite, with a garage adjacent. The vendor often parks two vehicles within their parking area.

THE GRAND TOUR

Heading inside, a hall entrance with fitted carpet and a barrier mat can be found, with the stairs opposite rising to the first floor. The striking internal doors with chrome handles lead to the three ground floor rooms. Starting with the cloakroom, a modern white two-piece suite can be found, with tiled splash backs and vinyl flooring. The sitting room is next door, with three windows facing to two aspects, along with fitted carpet and under floor heating, and built-in under stairs storage cupboard. The kitchen offers a striking two tone finish, with high gloss and wood detailing, along with under cupboard lighting, inset electric ceramic hob and built-in electric double oven with extractor fan above. An integrated dishwasher, washing machine and fridge/freezer are also included. Tiled effect flooring runs through the kitchen with space for dining, windows to two aspects and French doors onto the garden. Heading upstairs, the carpeted landing includes a double airing cupboard and loft access hatch above. Doors lead off to the main double bedroom with dual aspect windows, radiator, built-in wardrobe and a further door to the en suite shower room and heated towel rail. The family bathroom includes a range of storage, tiled splash backs and a shower over the bath. The last double bedroom also offers a dual aspect and built-in wardrobe.



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THE GREAT OUTDOORS

The rear garden is mainly walled, with a timber panelled fence between the neighbouring garden. The garden includes a spacious patio with French doors from the kitchen, and a pathway leading to a rear access gate. The parking is opposite the garden, with the garage offering an up and over door to front.

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 other villages and hamlets close by offering further walks and public houses.

FIND US

Postcode : NR14 7GE

What3Words : ///jigging.flinches.joints

VIRTUAL TOUR

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

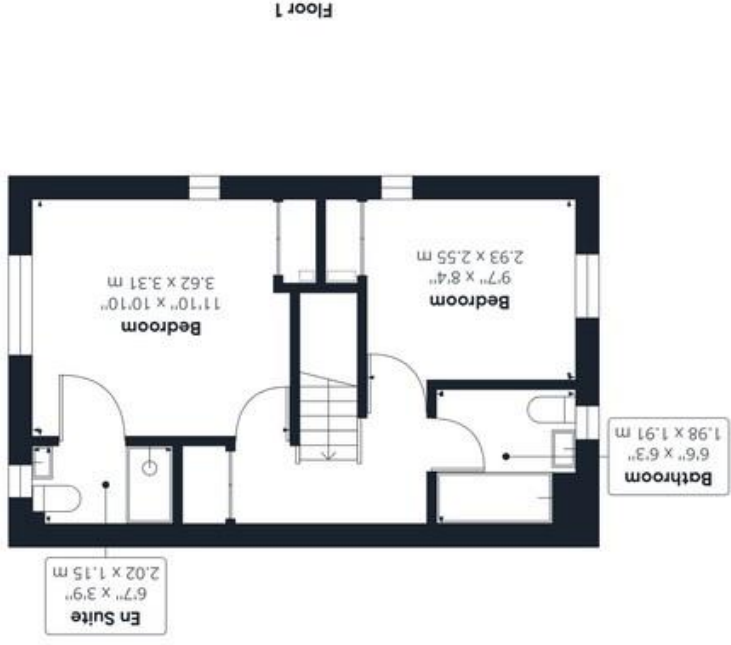
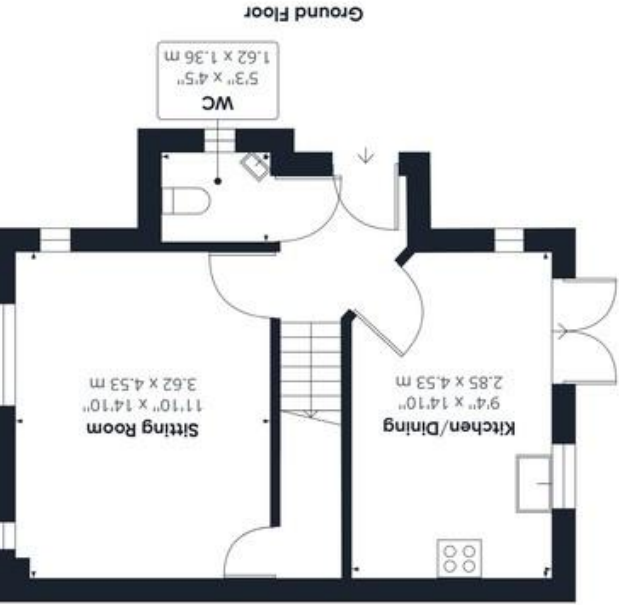
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Price:



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Approximate total area⁽¹⁾
 748.27 ft²
 69.52 m²

(1) Excluding balconies and terraces

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.