

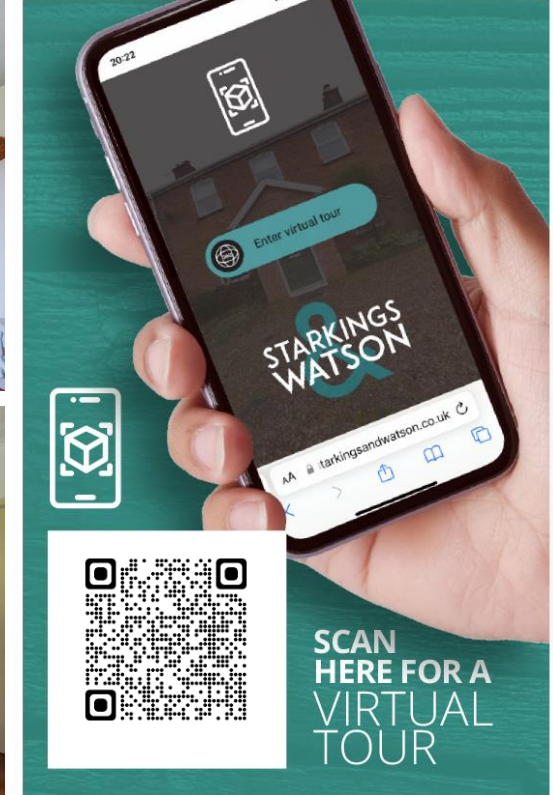
THE STREET

# Poringland, Norwich NR14 7JT

Freehold | Energy Efficiency Rating : F

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

# FOR SALE PROPERTY



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- Semi-Detached Cottage with Potential
- Extensive Plot to Side & Rear
- Flexible Layout including Two Reception Rooms
- Kitchen/Breakfast Room
- Up to Three Bedrooms
- Re-fitted Family Bathroom
- Ample Parking
- Central Position Close to Amenities

### IN SUMMARY

Centrally positioned within the village, this SEMI-DETACHED COTTAGE with a LARGE SIDE and REAR GARDEN has been partially renovated to include RE-ROOFING, repairs to the render, various plastering and ELECTRICAL WORKS. With PARKING in front and to the side of the property, a COTTAGE STYLE GARDEN to the rear and a SECRET GARDEN, the property offers OVER 1070 Sq. ft (stms) of accommodation, and still FURTHER POTENTIAL (stp). The accommodation is FLEXIBLE in its layout, with two ENTRANCE HALLS ready for re-modelling, SITTING ROOM with WOOD BURNER, kitchen/breakfast room, RE-FITTED FAMILY BATHROOM, ground floor bedroom and UTILITY ROOM. Upstairs TWO BEDROOMS lead off the landing.

### SETTING THE SCENE

From the road, a shingle driveway leads to the main property, with a lawned area to front. The plot to the left-hand side is not included and will be separated prior to the sale. Access then leads to the side entrances and rear garden.

### THE GRAND TOUR

Heading inside the first door, this entrance has been created as part of plans to remodel the interior. Ready for flooring, the space offers a door to the first-floor stairs, a useful storage cupboard and doors to the original entrance hall and sitting room. The sitting room offers a window to front, feature fire place with an inset cast iron wood burner. The original entrance hall offers potential to open plan into the adjacent kitchen/breakfast room, which offers a range of storage and space for appliances. The rear hall leads to the utility room, ground floor bedroom and re-fitted family bathroom, a modern white three-piece suite with storage, shower over the bath and tiled walls. Heading upstairs, two bedrooms lead off the landing, one which is undergoing final plastering.

### THE GREAT OUTDOORS

The property offers extensive gardens to side and rear. Mainly open, the side gardens are lawned, with the rear garden enjoying a private and non-overlooked aspect, whilst being partly walled and includes an area of patio and shingle with various planting. A further secret garden opens up, surrounded by trees in a woodland style.

### 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



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can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

#### FIND US

Postcode : NR14 7JT

What3Words : ///flinches.statue.crunches

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The plot is being sub-divided, with a section to the left of the property, and a parcel of land to the rear being retained.

**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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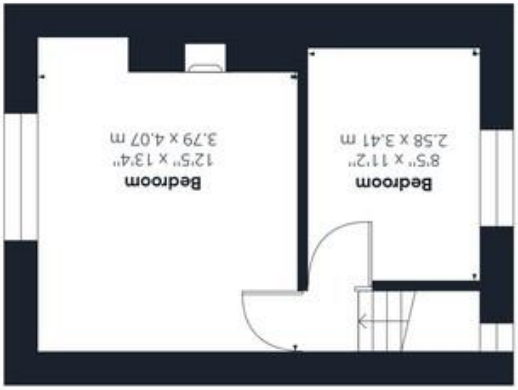
GIRAFFE 360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
 1077.88 ft<sup>2</sup>  
 100.14 m<sup>2</sup>



Floor 1



Ground Floor

