



Minns Crescent, Poringland, Norwich

£950 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ Semi-Detached Home
- ✓ Hall Entrance with Cloakroom
- ✓ Sitting Room with Storage
- ✓ Kitchen/Dining Room
- ✓ Two Double Bedrooms
- ✓ Overlooking Green Space
- ✓ Enclosed Lawned Garden
- ✓ Tandem Driveway to Rear

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





IN SUMMARY

This IMMACULATE Norfolk Homes built semi-detached home offers a WALLED GARDEN along with a TANDEM DRIVEWAY to the rear. With the USUAL HIGH QUALITY FINISH provided by Norfolk Homes, the property offers a NEUTRAL DECOR and UNDERFLOOR HEATING to the ground floor. Ideally situated for EASY WALKING ACCESS to the centre of PORINGLAND, local bus and school connections, the property is EASY TO RUN and maintain. The HALL ENTRANCE offers a practical meet and greet space with tiled flooring underfoot, with doors to the CLOAKROOM, dual aspect SITTING ROOM with built-in STORAGE, and the OPEN PLAN KITCHEN/DINING ROOM with space for a TABLE and FRENCH DOORS to the garden. The first floor offers TWO DOUBLE BEDROOMS, and the FAMILY BATHROOM. The rear GARDEN has been finished with PATIO and LAWN.

SETTING THE SCENE

Occupying a corner plot, a small garden can be found to side, with gated access to the garden, and the tandem driveway to rear. Overlooking green space, the property overlooks an expansive grassed area, with access into the centre of the village opposite.

THE GRAND TOUR

The practical hall entrance offers tiled flooring and underfloor heating, whilst the stairs rise directly in front to the first floor. A door leads to the cloakroom,

whilst next door the dual aspect sitting room is carpeted with under floor heating and offers windows to front and side. A useful storage cupboard can be found under the stairs. The kitchen/dining room offers an inset gas hob and built-in electric double oven, with space for a fridge/freezer, washing machine and dishwasher. Spotlighting enhances the light, whilst tiled splash backs complete the kitchen, with under floor heating also installed. Windows to side and rear offer natural light, along with the French doors onto the garden. Upstairs, the landing offers a double airing cupboard, with the main bedroom dual aspect. The second bedroom is a good size, along with the family bathroom which includes a further shower over the bath.

THE GREAT OUTDOORS

The rear garden is partially enclosed with a high level wall, whilst being laid to lawn and finished with a patio. The patio is accessed via the kitchen French doors with a path to the rear access gate.

OUT & ABOUT

The village of Poringland 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 for a drink on a summers evening, or around the fire in the winter!

FIND US

Postcode : NR14 7GR

What3Words : ///surfacing.relegate.shaves

VIRTUAL TOUR

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





Agents Note: 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.