



The Ridings, Poringland - NR14 7PS



The Ridings

Poringland, Norwich

Situated in the popular NORFOLK HOMES development of THE RIDINGS, this SIZEABLE FAMILY HOME offers a FANTASTIC OPEN PLAN LAYOUT with enclosed gardens, GARAGE and DRIVEWAY PARKING. This CORNER STYLE property allows for SPACIOUS LIVING, all centred around the hall entrance with STORAGE and a cloakroom. The SITTING ROOM extends to some 17' with DUAL ASPECT windows to front and rear, with a door leading to the L-SHAPED KITCHEN/dining room which is of SIMILAR PROPORTIONS - with a dual aspect encompassing FRENCH DOORS to the garden. Upstairs the landing offers an AIRING CUPBOARD, with doors to THREE DOUBLE BEDROOMS - all with built-in wardrobes, whilst the main bedroom offers a modern EN SUITE with a DOUBLE SHOWER, and the family bathroom - all finished to the normal high standards of NORFOLK HOMES. Finished with UNDER FLOOR HEATING downstairs, uPVC double glazing finishes the property, whilst to the outside the GARDEN is PLANTED and laid to shingle.



- Mid-Terrace Home
- Popular Residential Location
- Over 1000 Sq. ft (stms)
- Kitchen/Dining Room
- Dual Aspect Sitting Room
- Low Maintenance Private Gardens
- Garage & Tandem Parking

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

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.

SETTING THE SCENE

Occupying an unusual corner style plot, this deceptively spacious property offers a planted frontage with an array of beautiful planting and hedging. A shingled bed finishes the look, whilst a paved pathway leads to the front door. The parking is located to the rear of the property.



THE GRAND TOUR

Once inside you can immediately appreciate the style and finish Norfolk Homes strive to offer. Solid wood doors and a part glazed door lead off to the various rooms and sitting room, with an attractive solid wood set of stairs which head up to the first floor. Fitted carpet runs underfoot with under floor heating. A double cupboard is built-in, with further storage under the stairs. The cloakroom is first on your left, with a tiled effect flooring, and white two piece suite. Across the hall, the dual aspect sitting room offers a new contemporary carpet and under floor heating, with dual aspect windows to front and rear. A feature fire place also creates a warm and inviting feel, whilst a handy door leads behind the hall entrance straight into the kitchen. A similar proportion, the kitchen offers a full range of built-in units, with ample space for dining, whilst French doors lead to the garden. The kitchen offers a contrasting range of wood and cream gloss finishes, with an inset gas hob and built-in eye level electric double oven. All other white goods are free standing, whilst tiled effect flooring and under floor heating runs under foot.

Heading upstairs, the landing offers further storage, with three double bedrooms leading off - all with built-in wardrobes. The main bedroom includes a door to the en suite shower room, finished with a three piece suite, storage under the sink, double shower cubicle and heated towel rail. The family bathroom offers a similar style, with attractive contrasting tiled splash backs, and a shower over the bath.

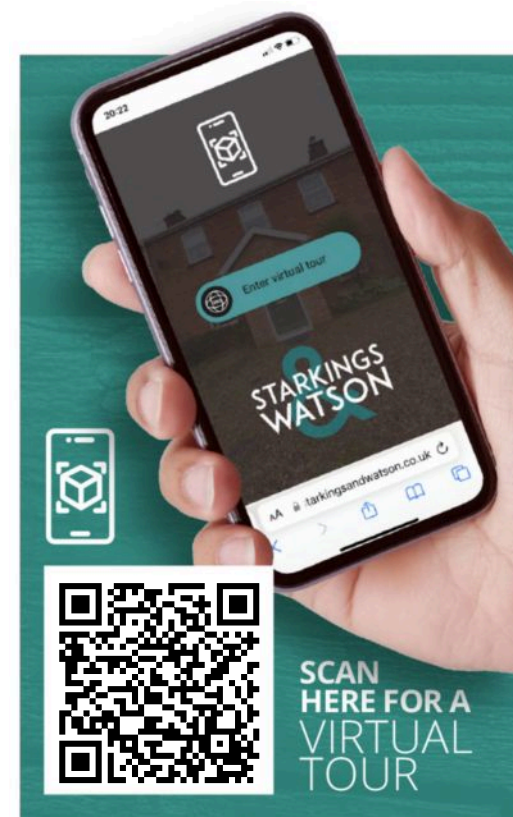
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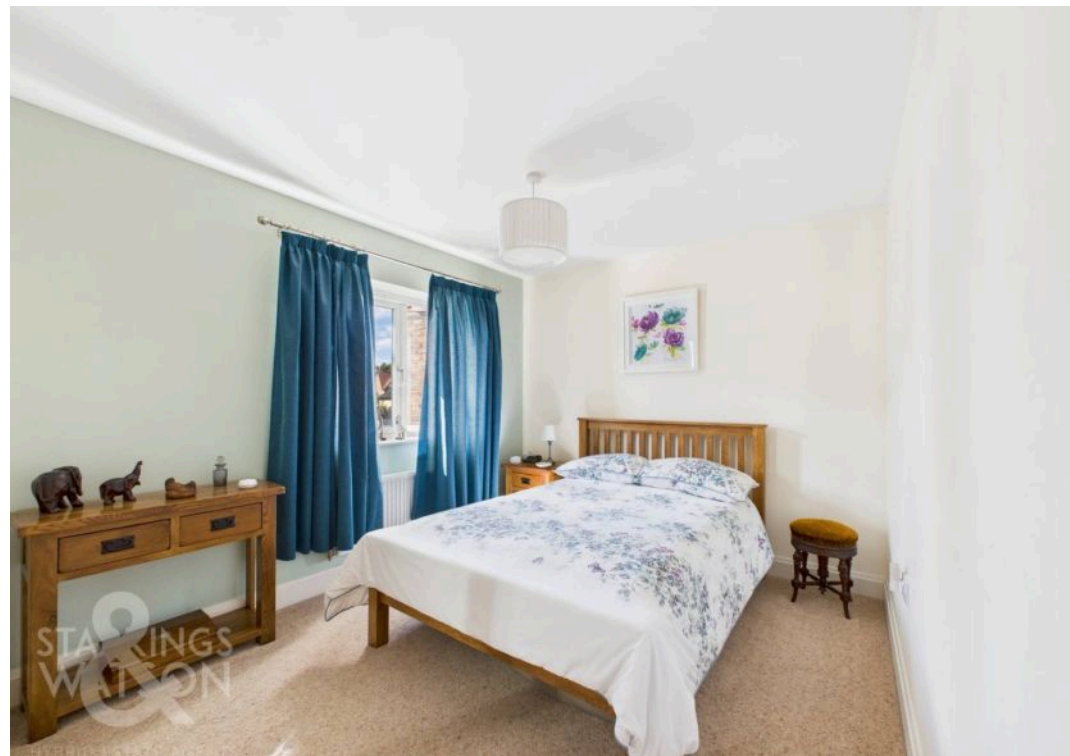
Postcode : NR14 7PS

What3Words : ///galloping.dusters.infinite

VIRTUAL TOUR

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



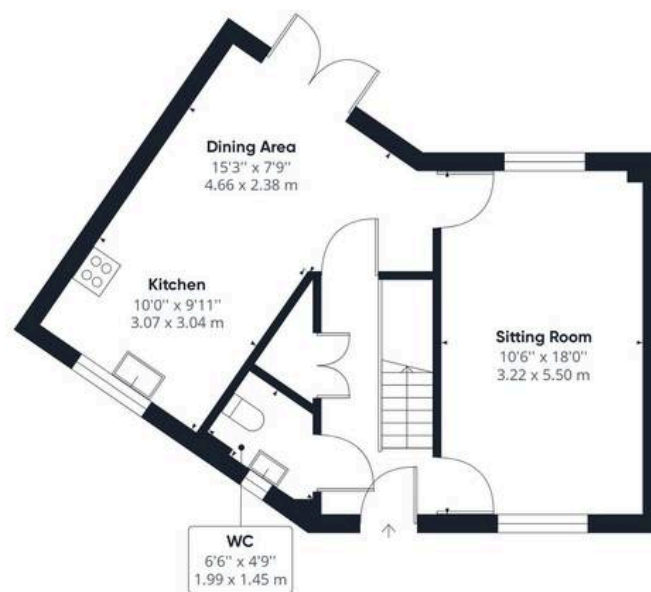




THE GREAT OUTDOORS

Heading outside, a low maintenance and easy to maintain garden has been created. Low level brick walling and timber panelled fencing encloses the space, with various plants and a main shingled bed. Designed to self manage, the garden is the perfect place to sit and enjoy the space during the summer months. A useful timber gate at the rear leads to the parking, with the garage adjacent with a door to front and rear, power and lighting.



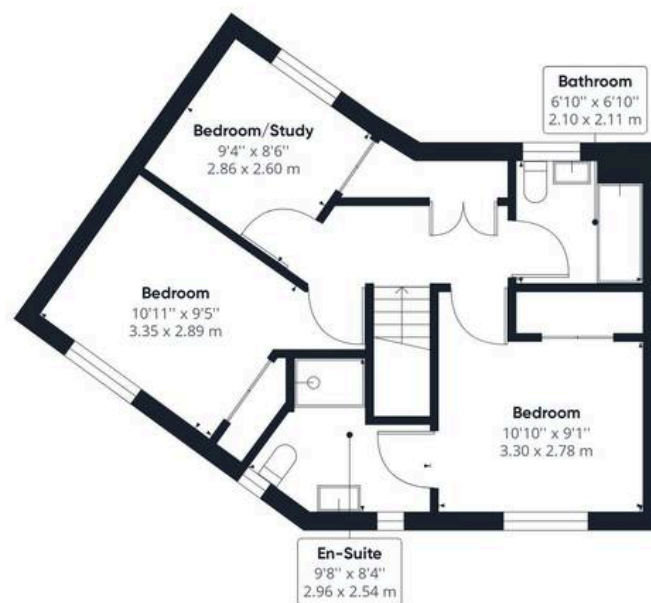


Ground Floor

Approximate total area⁽¹⁾

1013.36 ft²

94.14 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE360



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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.