

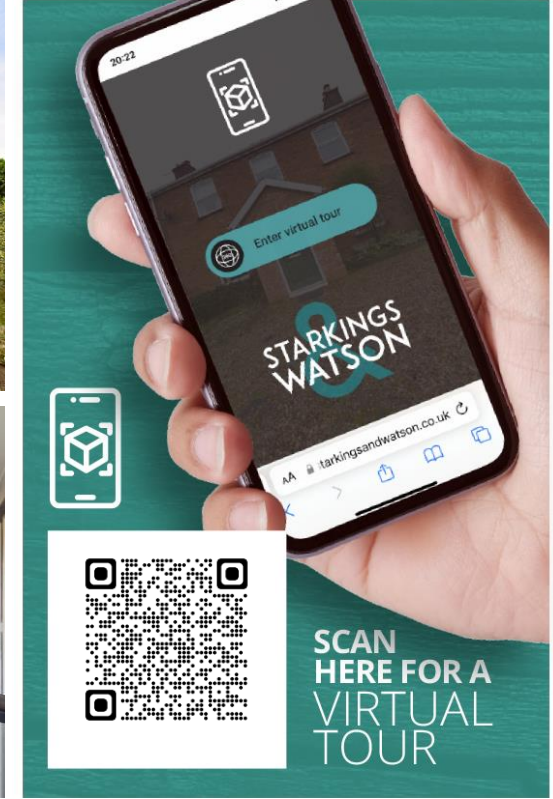
GLENN ROAD

# Poringland, Norwich NR14 7LU

Freehold | Energy Efficiency Rating : D

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON



- End-Terrace Home
- Field Views to Rear
- Open Plan Sitting/Dining Room
- Modern Kitchen
- New Electric Fuse Box
- Three Double Bedrooms
- Modern Family Bathroom
- Private Enclosed Garden

### IN SUMMARY

Situated within WALKING DISTANCE to local amenities, over 970 Sq. ft (stms) of accommodation can be found within, whilst backing onto OPEN FIELDS. Undergoing finishing touches, the HALL and LANDING have been newly plastered to offer a MODERN SMOOTH FINISH. With an ENCLOSED FRONTAGE and LANDSCAPED LAWNED rear GARDEN, the property is presented in MOVE-IN CONDITION. The accommodation comprises a HALL ENTRANCE with STORAGE, W.C, 11' KITCHEN/BREAKFAST ROOM and LARGE 23' OPEN PLAN DUAL ASPECT SITTING/DINING ROOM. Upstairs, THREE DOUBLE BEDROOMS lead off the landing with FURTHER STORAGE and the family bathroom.

### SETTING THE SCENE

Residents parking can be found on Glenn Road, with an abundance of green space. A timber picket fence brings you to the enclosed front garden, with a low maintenance shingled finish and mature hedged boundaries.

### THE GRAND TOUR

The uPVC double glazed entrance door takes you into the porch entrance, with a large walk-in cupboard, and door to the W.C which is undergoing finishing touches. The main hall has been newly plastered and offers the stairs to the first floor, and storage under. Heading through the kitchen is beyond - a fantastic sized room with tiled flooring and an abundance of built-in storage cupboards to all sides. An inset gas hob and built-in electric oven are included, along with an integrated fridge freezer, and space for a dishwasher. Attractive tiled splash backs complete the look, whilst a uPVC double glazed window and door face to rear. The sitting/dining room runs adjacent, with a dual aspect view via a window to front and sliding patio doors to rear. Wood effect flooring runs through the room, with ample space for soft furnishings and a table. Heading upstairs, the landing is newly plastered, and includes a built-in storage cupboard. Three double bedrooms lead off, two of which enjoy the field views to rear. The family bathroom is finished with a modern white three piece suite, including storage under the sink and a shower over the bath.

### THE GREAT OUTDOORS

The rear garden has been pleasantly landscaped to include an area of patio, along with a central lawn. Raised beds offer planting space, with beds to both fenced boundaries. Backing onto open fields, the garden is a bright and sunny space, and includes three useful timber storage sheds and a brick built shed.



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### 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 7LU

What3Words : ///drooling.hero.flag

### VIRTUAL TOUR

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

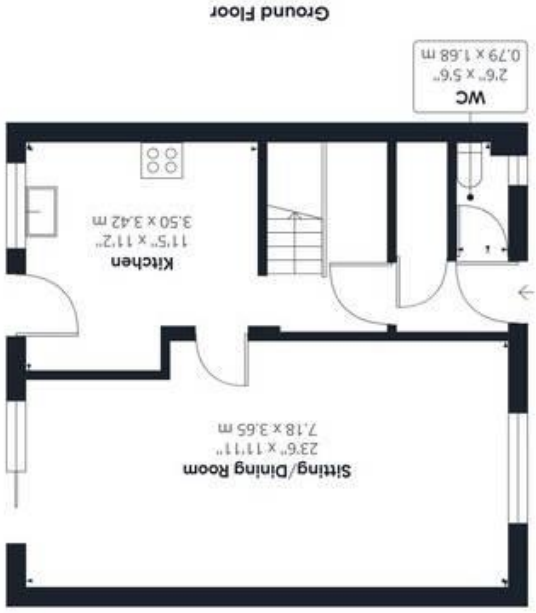
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential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

Price:



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Approximate total area<sup>(1)</sup>  
979.74 ft<sup>2</sup>  
91.02 m<sup>2</sup>

(1) Excluding balconies and terraces

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.