

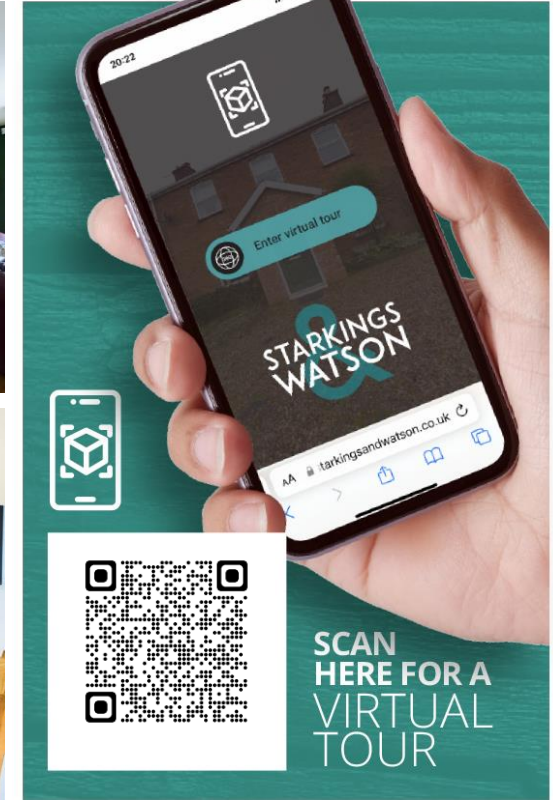
KILN CLOSE

Poringland, Norwich NR14 7TU

Freehold | Energy Efficiency Rating : B

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STARKINGS & WATSON

- 2017 Built Semi-Detached Home
- Landscaped Gardens
- Garage & Driveway to Rear
- Triple Aspect Sitting Room with Oak Flooring
- Hall Entrance with Cloakroom
- Kitchen/Dining Room & Separate Utility
- Three Bedrooms
- En Suite & Family Bathroom

Built in 2017 with a remaining NHBC WARRANTY, this HIGHLY ATTRACTIVE semi-detached home offers PARKING and an adjoining GARAGE to the rear. Having been a MUCH LOVED HOME, the property was chosen by the current vendors due to the FANTASTIC GARDEN with a PRIVATE REAR OUTLOOK, along with the TUCKED AWAY SETTING and easy access to the local HIGH SCHOOL. Internally the property offers a WARM and INVITING INTERIOR, with high levels of NATURAL LIGHT through the TRIPLE ASPECT ROOMS. The entrance hall offers doors to the cloakroom, 18' SITTING ROOM with FRENCH DOORS to the garden and NEWLY LAID OAK WOOD FLOORING, and 17' KITCHEN/DINING ROOM. The kitchen offers SPACE for an ISLAND and DINING TABLE, with a door to the USEFUL UTILITY ROOM - great for tucking away noisy appliances. Upstairs, an ATTRACTIVE LANDING with corner airing cupboard leads to THREE BEDROOMS and the FAMILY BATHROOM, including the main bedroom with MODERN SHOWER ROOM.

SETTING THE SCENE

Tucked away on a brick-weave side road, the property stands proudly on a corner plot, with a grass frontage, and parking leading to the garage at the rear.

THE GRAND TOUR

The hall entrance offers a practical meet and greet space with a hard flooring under foot, stairs leading to the first floor, and doors to the main living spaces. To your right, the triple aspect sitting room can be found, with newly laid oak wood flooring. With uPVC double glazed windows to front and side, full height windows and French doors offer views over the rear garden. The W.C is tucked away under the stairs, with a two piece suite and tiled splash backs. The kitchen/dining room runs front to back, with dual aspect windows for excellent natural light. With space for a table and island, a great range of storage cupboards are built-in, with an inset gas hob, and twin Neff hide and slide electric ovens. Under cupboard lighting, a mixer-spray tap and a range of appliances including a fridge/freezer and dishwasher are all included. A door leads off to a separate utility room where there is space for laundry appliances, with further storage and the gas fired central heating boiler which is tucked away in a cupboard and HIVE heading is installed to run the system. Upstairs the carpeted landing offers a window to rear for natural light, along with a built-in corner airing cupboard. Doors lead off to the three bedrooms, all of which are finished with fitted carpet. The third bedroom faces to rear, the second to front with a built-in wardrobe,



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and the main bedroom includes space for a wardrobe, and a door to the en suite. With a three piece suite, attractive tiling completes the look along with a heated towel rail. The family bathroom is a similar style, with tiled splash backs and a walk-in shower bath.

THE GREAT OUTDOORS

The rear garden has been fully landscaped to maximise the space on offer. With an open rear aspect, the garden offers a central lawn, sweeping beds, and a patio seating area. Enclosed with fencing and brick walling, the patio leads from the sitting room, with an awning, electric heaters and outside power. Gated access leads to the side, with a personnel door to the garage, finished with an electric door to front, power and lighting.

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 7TU

What3Words : ///nerd.mugs.rotate

VIRTUAL TOUR

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

AGENTS NOTE

An monthly service charge is applicable for the maintenance of the developments communal green space, charged in the region of £22 PCM.

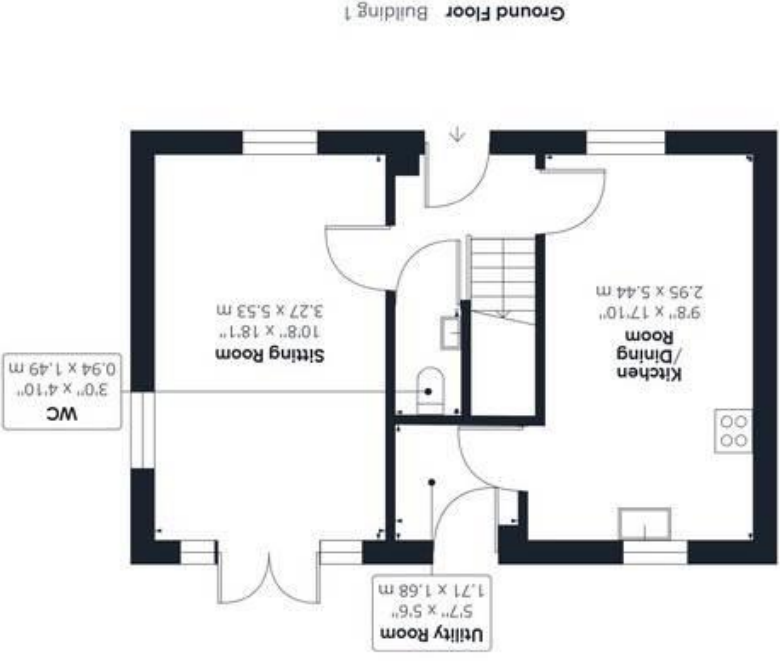
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Price:



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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⁽¹⁾
 950.58 ft²
 88.31 m²