



## Mentmore Way, Poringland, Norwich

£1,600 pcm - Tenancy Info

Energy Efficiency Rating : B

- ✓ Detached Family Home
- ✓ Over 1500 Sq. ft (stms)
- ✓ Private Driveway & Double Garage
- ✓ Enclosed Lawned Garden
- ✓ Sitting Room with Separate Study
- ✓ 29' Kitchen/Dining Room
- ✓ W.C & Utility Room
- ✓ Four Bedrooms

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







### IN SUMMARY

This MODERN detached family home occupies an OUTSTANDING POSITION with a LARGE DRIVEWAY and DOUBLE GARAGE to rear - opening up from the SIZEABLE LAWNED GARDEN. Internally UNDERFLOOR HEATING can be found downstairs, with the WELCOMING HALL ENTRANCE offering stairs to the first floor and storage below, with DOORS sweeping into the MAIN 15' SITTING ROOM and adjacent family room/STUDY, along with a W.C. The 29' KITCHEN is extremely well fitted and includes a SUITE of APPLIANCES including an electric hob, ELECTRIC DOUBLE OVEN, fridge freezer and DISHWASHER, with a BAY WINDOW to the DINING AREA. A door leads to the UTILITY ROOM with space for a washing machine. With radiators upstairs, the landing leads to FOUR BEDROOMS including the main bedroom with EN SUITE and the family bathroom - both with tiled splash backs and a SHOWER.

### SETTING THE SCENE

Wrought iron railings enclose a lawned front garden with a paved pathway to the front door. The adjacent brick weave driveway leads to the gardens and double garage - all private and providing an excellent turning space.

### THE GRAND TOUR

Heading inside, wood effect flooring runs under foot, with the stars rising up adjacent, with a useful storage cupboard below. Underfloor heating runs through the ground floor, with attractive solid wood doors leading to all rooms - starting with the sitting room which is finished

with wood effect flooring and a window to front. Double doors lead off, with a bay window to rear including uPVC double glazed French doors onto the garden. This spacious room includes wood effect flooring, and ample room for soft furnishings and a dining table. The kitchen is well fitted, including a breakfast bar, and a full suite of appliances including an electric hob, eye level electric double oven, fridge freezer and dishwasher. Tiled splash backs run around the work surfaces, with a door back into the hall entrance. The utility room leads off, with a matching range of units, and space for a washing machine, whilst the gas fired central heating boiler is fitted to one corner. Back into the entrance hall, doors also lead to the W.C with tiled splash backs, and to the family room/study - with a front facing window. Upstairs, the carpeted landing leads to all four bedrooms - three of which include built-in double wardrobes. The main bedroom includes an en suite, with tiled splash backs, heated towel rail and a double shower cubicle. The family bathroom is finished in a similar style, with a shower over the shaped bath with a glazed shower screen.

### THE GREAT OUTDOORS

Heading outside, the garden is enclosed with timber panelled fencing to one side, and low level hedging between the garden and driveway. Laid to lawn, the garden is a great size, with a gate to the double garage - with up and over doors to front, door to side, 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 7XN

What3Words : ///earplugs.barbarian.corner

## 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 and 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.