



## All Saints Road, Poringland, Norwich

£1,050 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Cul-De-Sac Location
- ✓ Detached Family Home
- ✓ Parking & Garage to Front
- ✓ Kitchen/Dining Room
- ✓ Three Bedrooms
- ✓ Family Bathroom with Shower
- ✓ Enclosed Lawned Garden
- ✓ Walking Distance to Amenities

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





### IN SUMMARY

Situated in the heart of Poringland, this DETACHED FAMILY HOME offers PARKING and GARDENS, and is available to let. With a TRADITIONAL LAYOUT, a porch entrance leads to a 14' SITTING ROOM, with a 14' KITCHEN/BREAKFAST ROOM beyond. Upstairs, THREE BEDROOMS lead off the landing, with a FAMILY BATHROOM complete with a SHOWER over the bath. Finished with uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING, a neutral décor can be found throughout. To the REAR, the GARDEN is laid to lawn and complete with a raised TIMBER DECKED SEATING AREA.

### SETTING THE SCENE

From the road a shingled driveway allows for side by side parking, with access to the garage, gated rear garden and the main entrance door.

### THE GRAND TOUR

The porch entrance allows for coat and shoes storage, with a door taking you to the main living space. Finished with wood effect flooring, a feature fire place creates a focal point, with stairs leading up and storage below. The kitchen/dining rooms stretches across the rear of the property, with a range of built-in storage cupboards, and space for a dining table. The cupboards offer great storage,

with room for a gas cooker and general white goods. A window and set of French doors lead onto the garden, with tiled effect flooring under foot. Heading upstairs, three bedrooms lead off the landing - all finished with fitted carpet, with two facing to rear, and one to front. The family bathroom is tiled and includes a shower over the bath.

### THE GREAT OUTDOORS

Outside, the garden is enclosed and finished with timber panelled fencing. A variety of hedging and planting can be found to the boundaries, along with a raised timber decked seating area which extends from the kitchen space. The garden also benefits from an outside water supply and side gate access.

### 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 7TA

What3Words : ///lied.economies.reliving

## 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.