



## Howe Lane, Poringland, Norwich

£1,000 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Semi-Detached Home
- ✓ Ample Parking to Front
- ✓ Fitted Kitchen & Utility Room
- ✓ 17' Sitting Room
- ✓ Lean To Conservatory
- ✓ Three Bedrooms
- ✓ Family Bathroom with Storage
- ✓ Lawned Gardens with Patio

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





### IN SUMMARY

This semi-detached home offers IDEAL FAMILY LIVING within close proximity to LOCAL SCHOOLS and AMENITIES. The accommodation extends to over 920 Sq. ft (stms), with a HALL ENTRANCE leading to a W.C and STORAGE. Doors lead to the 17' SITTING ROOM and 14' KITCHEN, along with a useful utility room. A timber lean-to offers outside seating for the summer months. Upstairs, THREE BEDROOMS lead off the landing along with a family bathroom. Outside, a WELL PROPORTIONED lawned garden can be found, with a PRIVATE ASPECT and patio.

### SETTING THE SCENE

A large shingled frontage provides ample parking with enclosed timber fenced boundaries. Gated access leads to the side and rear garden, with a brick weave pathway to the front door.

### THE GRAND TOUR

The uPVC double glazed front door takes you into a hall entrance, with fitted carpet under foot, and stairs rising to the first floor. Doors lead off, starting with the W.C, with a two piece suite and tiled splash backs. The utility room offers a large storage area with room for white goods, whilst a door leads to rear, and the boiler can be found wall mounted to one side. The accommodation continues with the sitting room which is laid to carpet and centred on a feature fire place, whilst sliding patio doors lead to the timber built conservatory - not a formal living space, but an extension of seating during the summer months.

The kitchen is adjacent, with a range of wall and base level units built-in, storage under the stairs, and space for general white goods. Heading upstairs, the carpeted landing leads to three bedrooms, with the smaller offering a storage cupboard. The family bathroom offers tiled splash backs and is finished with a white three piece suite, with a shower over the bath.

### THE GREAT OUTDOORS

The gardens wrap around the side and rear of the property, with an area of grass and patio. A useful timber shed offers storage, with the garden fully enclosed with timber panelled fencing, with a gate to the front driveway.

### 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

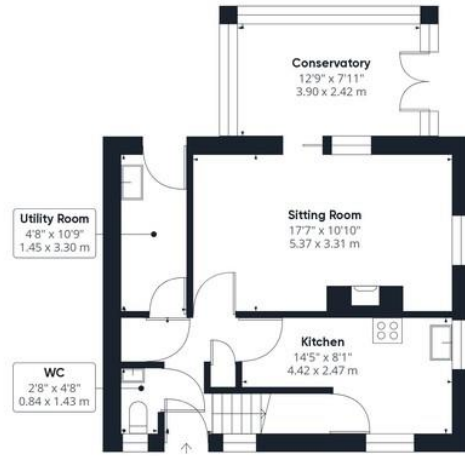
Postcode : NR14 7LH

What3Words : ///same.smirking.vows

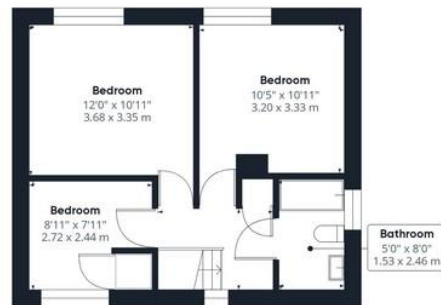
### VIRTUAL TOUR

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





Ground Floor



Floor 1

**Approximate total area<sup>®</sup>**  
926.44 ft<sup>2</sup>  
86.07 m<sup>2</sup>

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**

Agents Note: 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