



Blackthorn Way, Poringland, Norwich

£1,500 pcm - Tenancy Info

Energy Efficiency Rating : C

- ✓ Prominent Corner Position
- ✓ Link-Detached Home
- ✓ South Facing Gardens
- ✓ Car Port & Garage
- ✓ Two Reception Rooms
- ✓ Kitchen with Separate Utility Room
- ✓ Four Bedrooms
- ✓ Family Bathroom, En Suite & W.C

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





IN SUMMARY

This LINK-DETACHED HOME occupies a PROMINENT SETTING with a GARAGE and CAR PORT to the rear. With GARDEN facing SOUTH, the property is well presented, including OVER 1300 Sq. ft (stms) of accommodation, PERFECT for FAMILY LIVING. Inside a HALL ENTRANCE greets you, with BUILT-IN STORAGE, W.C, 22' DUAL ASPECT SITTING ROOM with FRENCH DOORS onto the garden, dining room, KITCHEN and separate UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with OVER THE PASSAGE LIVING which allows for extended rooms, including a BATHROOM and separate EN SUITE. Heading outside, the GARDENS are laid to lawn with access to the GARAGE and CAR PORT.

SETTING THE SCENE

Occupying a prominent position with wrought iron railings to front, an area of shingle with planting creates a front garden, with hedging to the side. The parking can be found to the rear, accessed from a communal car park, where the garage and car port can be found.

THE GRAND TOUR

Heading inside, the front door leads you to the hall entrance which is complete with wood effect flooring for ease of maintenance, whilst the stairs lead straight up to the first floor with useful storage below. The main sitting room leads to your right, enhanced by the dual aspect windows which face to front and side, along with the French doors which lead to the garden. Centred around the feature fireplace, the wood effect flooring continues

in from the hall, with under floor heating throughout the ground floor. Opposite, a separate dining room can be found, with a window facing to front and door leading into the kitchen. A u-shape of kitchen units offer ample storage, with an inset gas hob and built-in eye level electric double oven. Space is provided for a dishwasher and fridge freezer, whilst tiled splash backs run around the surfaces, and tile flooring with underfloor heating can be found under foot. The utility room is finished in a similar style, complete with a second sink, side access door and room for laundry appliances. The W.C is last to complete the accommodation, finished with a low level W.C and wall mounted hand wash basin. Upstairs, the landing is carpeted and finished with a built-in airing cupboard. The four bedrooms lead off, all with fitted carpet and built-in wardrobes. The main bedroom offers a private en suite shower room complete with built-in storage and tiled splash backs. The family bathroom is finished in a matching style, with wood effect flooring.

THE GREAT OUTDOORS

The south facing rear garden is pleasantly positioned with timber fence and brick walled boundaries, whilst being mainly laid to lawn, and completed by a timber decked seating area in two positions - perfect for soaking up the summer sun. Various planting leads around the borders, whilst a timber gate leads to the car port and single garage parking.

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

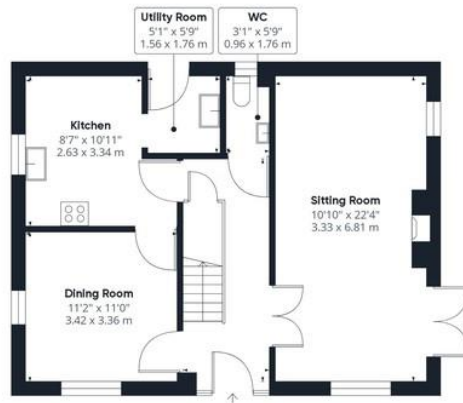
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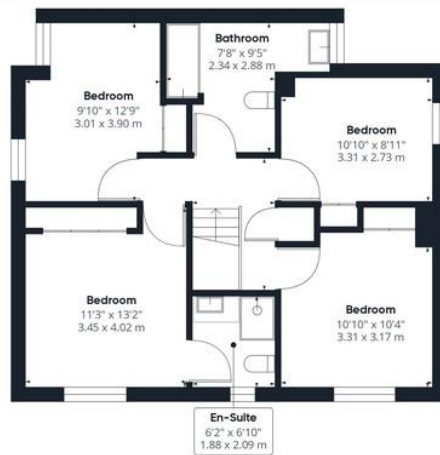
VIRTUAL TOUR

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





Ground Floor Building 1



Floor 1 Building 1

Approximate total area¹
 1305.58 ft²
 121.29 m²

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 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