

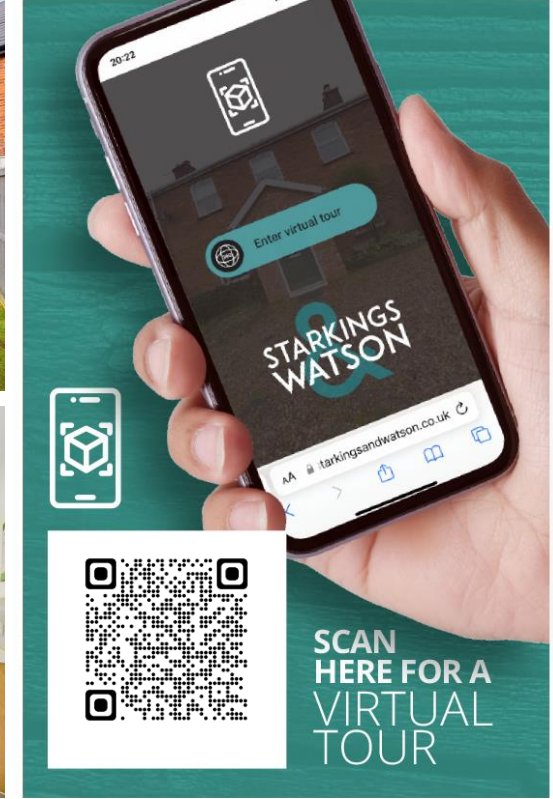
POTTERS WAY

**Poringland, Norwich NR14 7GG**

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

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**STARKINGS & WATSON**



- High Quality Norfolk Homes Built Property
- Immaculate Presentation
- Integral Garage & Double Driveway
- Hall Entrance & W.C
- Kitchen/Dining Room with Separate Utility
- Three Double Bedrooms
- En Suite & Family Bathroom
- Large Non-Overlooked Rear Garden

#### IN SUMMARY

This HIGH QUALITY NORFOLK HOMES built property offers a RARE DESIGN and LAYOUT, with CLOSE to 1100 Sq. ft (stms) of accommodation. Presented in IMMACULATE CONDITION, a useful INTEGRAL GARAGE is presently used as a GYM but offers conversion potential (stp). The internal accommodation is complete with a HALL ENTRANCE, leading to the 15' SITTING ROOM with useful under-stairs STORAGE, 14' KITCHEN/DINING ROOM, utility room and W.C - finished with UNDER FLOOR HEATING to the ground floor. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, all with BUILT-IN WARDROBES, and the main bedroom benefiting from an EN SUITE, with the family bathroom adjacent and complete with a SHOWER over the bath. The OUTSIDE SPACE is fantastic, with a LARGE WIDE NON-OVERLOOKED REAR GARDEN, laid to lawn and with access to both the front and rear.

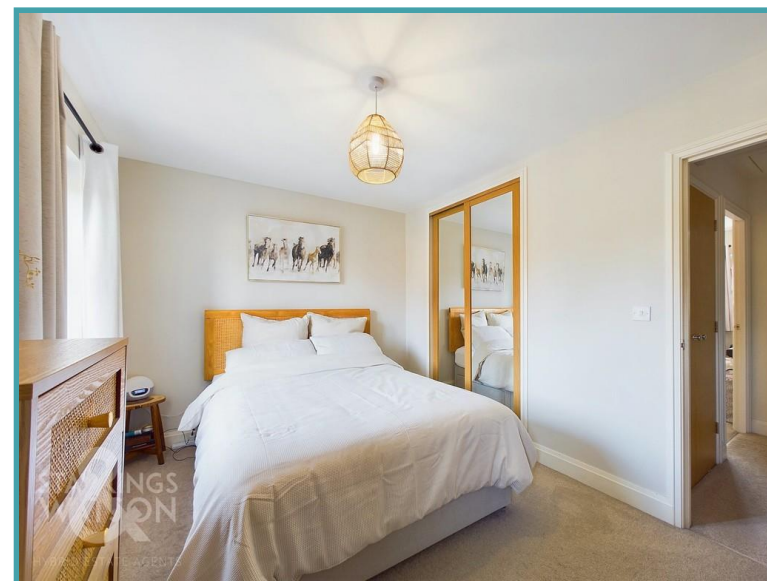
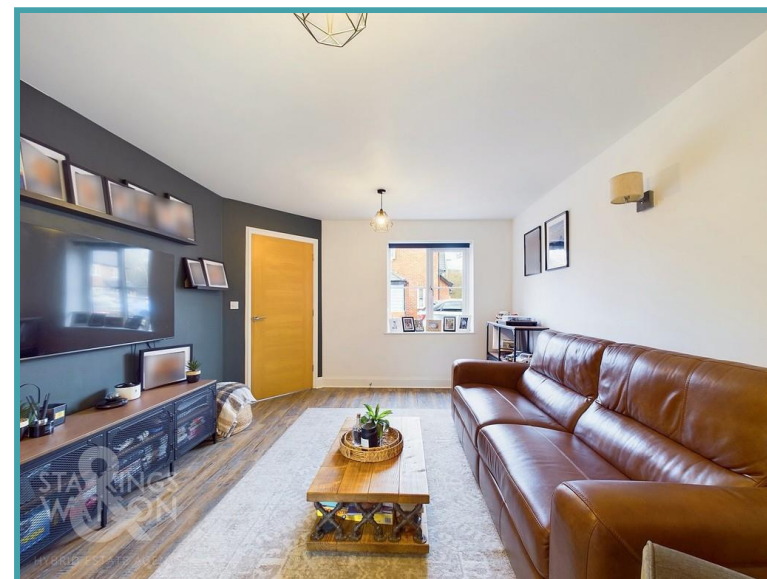
#### SETTING THE SCENE

The double brick weave driveway provides parking to front, with access to the integral garage. The front

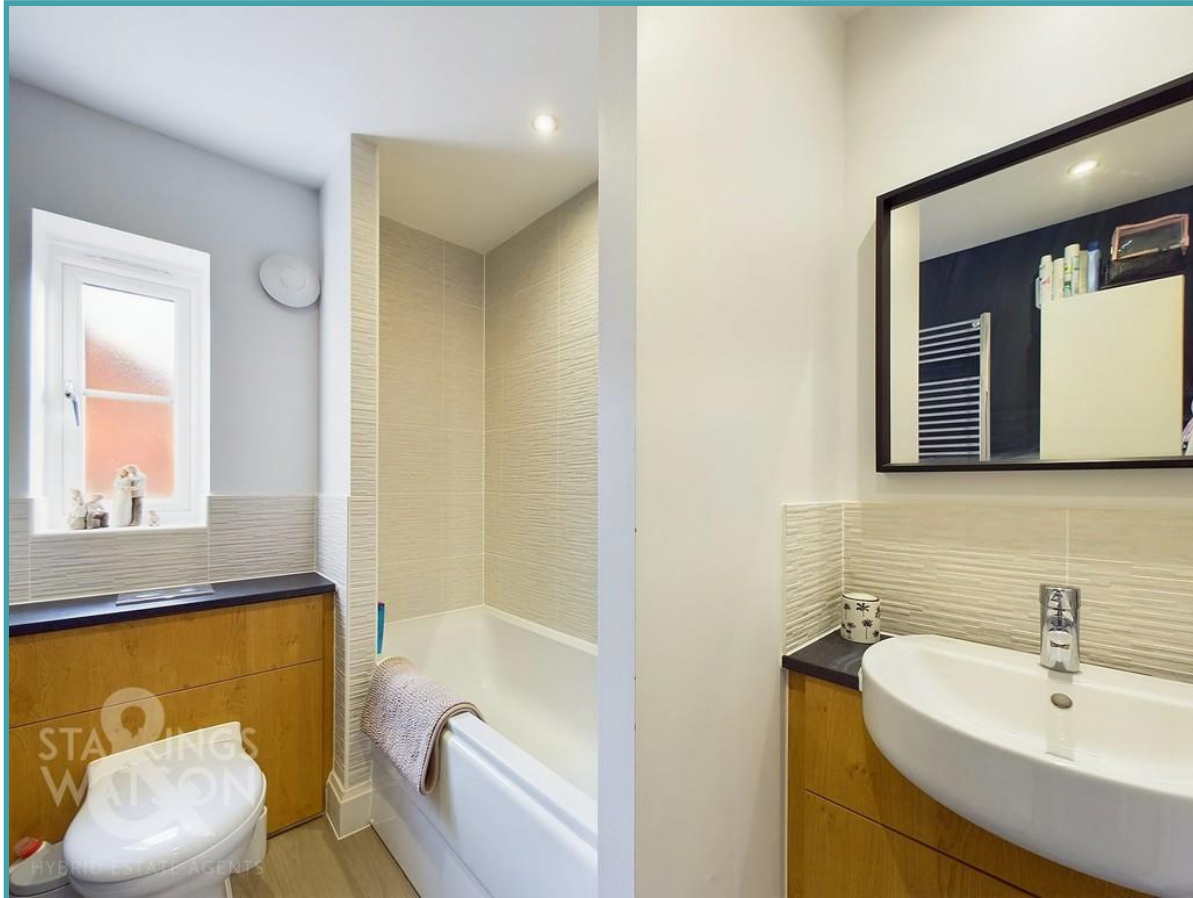
gardens are laid to shingle for ease of maintenance, whilst gated access leads to the rear, and a pathway to the front door.

#### THE GRAND TOUR

The front door takes you into the low maintenance hall entrance, with wood effect flooring and under floor heating. Stairs lead up to the first floor, whilst a door takes you to the main sitting room. Wood effect flooring continues with a window to front, and useful storage under the stairs. Open plan, the kitchen/dining room is an extension to the living space, with a contrasting range of wall and base level units, with an inset gas hob and built-in electric double oven. Space is provided for general white, goods, with the dishwasher integrated. Undercupboard lighting highlights the work surfaces, with room for a table, window and door to the rear garden. Tiled flooring with under floor heating flows into the utility room, with a further range of storage, and space for a washing machine. Tiled splash backs run around the sink. A door leads to the integral garage, with the cloakroom adjacent - complete with a white two piece suite, mixer tap over the sink and tiled splash backs. Heading upstairs, the three double bedrooms are finished with fitted carpet, double glazing and built-in double wardrobes. The main bedroom boasts an en suite shower room, a spacious room, with a three piece suite, tiled splash back, heated towel rail and built-in storage. The family bathroom is a similar style, with a shower over the bath.



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### THE GREAT OUTDOORS

Leaving the kitchen via the French doors, an extended patio offers the perfect spot to soak up the summer sun. The south facing garden is a fantastic size, mainly laid to lawn, and enclosed with timber panelled fencing and brick walling. A slate bed runs along the rear boundary, with a timber shed to one corner. Gated access leads to the front and rear.

### OUT & ABOUT

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

### FIND US

Postcode : NR14 7GG

What3Words : ///concerts.earpiece.sprinkle

### VIRTUAL TOUR

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

**Disclaimer:** 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.

Price:



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<p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p>	<p>Reduced bedroom (below 1.5m/4.9ft)</p>	<p>(1) Excluding balconies and terraces</p>	<p>Approximate total area<sup>™</sup></p> <p>1096.88 ft<sup>2</sup> 101.9 m<sup>2</sup></p> <p>Reduced bedroom</p> <p>6.94 ft<sup>2</sup> 0.64 m<sup>2</sup></p>	<p>HYBRID ESTATE AGENTS</p> <p><b>STARKINGS WATSON</b></p>
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