

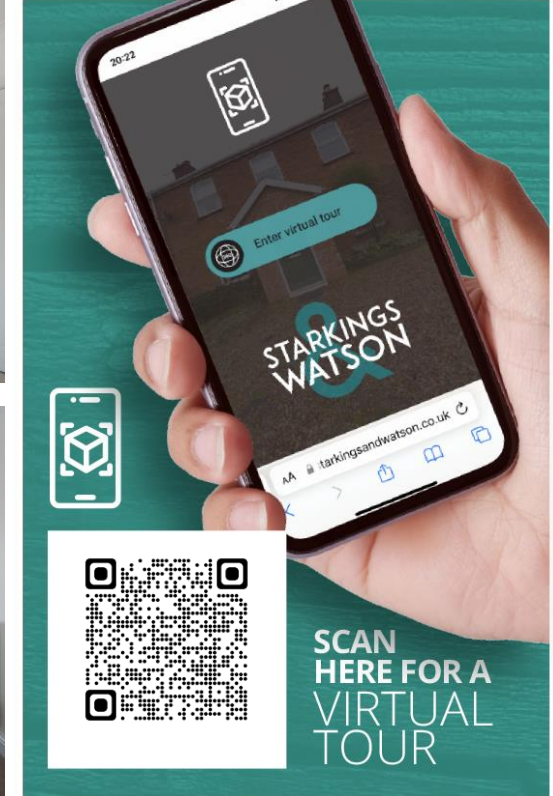
OVERTONS WAY

**Poringland, Norwich NR14 7WY**

Leasehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- First Floor Apartment
- Open Plan Living
- Modern Kitchen
- One Double Bedroom
- Family Bathroom with Shower
- Double Glazing & Central Heating
- Walking Distance to Amenities
- Allocated Parking

#### IN SUMMARY

NO CHAIN. This IMMACULATE and MODERN first floor APARTMENT is situated in the CENTRE of PORINGLAND, with ALLOCATED PARKING and a SPACIOUS LAYOUT. With modern luxuries such as uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING installed, the property offers a NEUTRAL DECOR and FLOOR COVERINGS, and is ready for occupation. The HALL ENTRANCE offers STORAGE and CLOAKS SPACE, leading to the DOUBLE BEDROOM and MODERN FAMILY BATHROOM with a SHOWER over the bath. The main LIVING SPACE is OPEN PLAN to the KITCHEN, with SPACE for APPLIANCES.

#### SETTING THE SCENE

With an access leading from the car park, a communal entrance with intercom entry system leads to the first floor, and the main entrance door to the apartment.

#### ENTRANCE HALL

Fitted carpet, radiator, electric fuse box, built-in storage cupboard, smooth ceiling, doors to:

#### DOUBLE BEDROOM

13' 11 " x 8' 5" (4.24m x 2.57m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth coved ceiling.

#### FAMILY BATHROOM

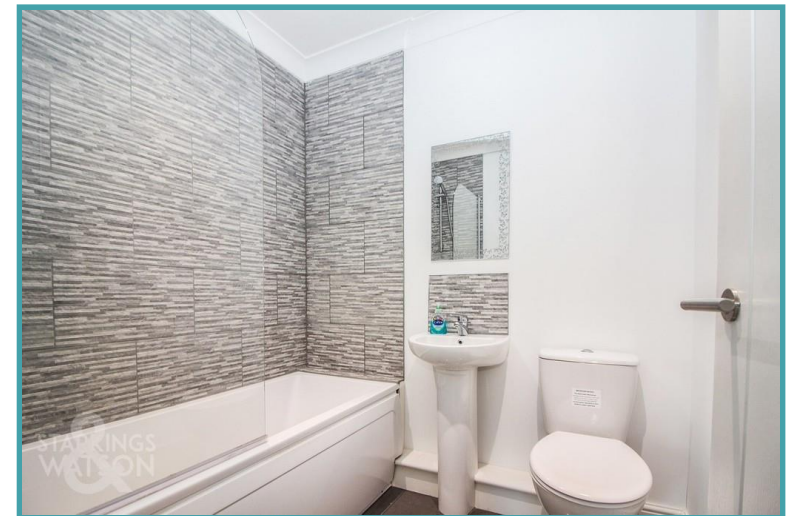
Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, thermostatically controlled shower and glazed shower screen, tiled splash backs, tiled flooring, radiator, smooth coved ceiling with recessed spotlights and extractor fan.

#### SITTING ROOM

17' 4 " x 11' (5.28m x 3.35m) Fitted carpet, radiator, uPVC double glazed window to front x2, television and telephone points, smooth coved ceiling, opening to:

#### KITCHEN

7' 8" x 6' 1" (2.34m x 1.85m) Fitted range of wall and base level units with solid wood work surfaces and inset stainless steel sink and drainer unit with mixer tap, inset electric ceramic hob, built-in electric oven and extractor fan over, space for fridge, space for washing machine, tiled flooring, wall mounted gas fired central heating boiler, smooth coved ceiling.



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#### ALLOCATED PARKING

Allocated parking is provided for one vehicle.

#### OUT & ABOUT

Situated at the front of the Norfolk Homes development within the 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 7WY

What3Words : ///quilting.chills.blatantly

#### AGENTS NOTE

We are advised the lease has a term of 125 years from 3 August 2018, with the ground rent charged at £250.00 PA, along with a service charge in the region of £250 PA and buildings insurance of £135 PA. These figures are approximate.

**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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Floor Plan  
Approximate Floor Area  
469 sq. ft.  
(43.57 sq. m)

Approx. Gross Internal Floor Area 469 sq. ft / 43.57 sq. m

