

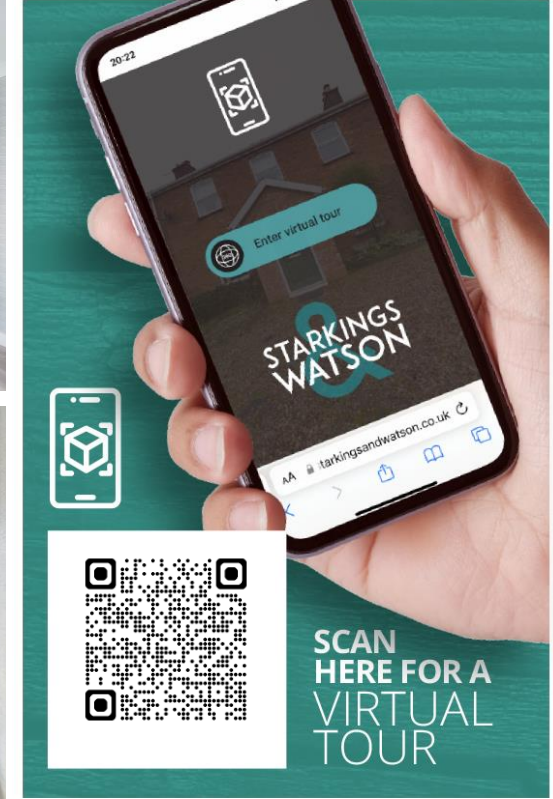
HOWE LANE

# Poringland, Norwich NR14 7LH

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



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- Popular Residential Location
- End-Terrace Home
- Hall Entrance with Storage
- Ground Floor Shower Room
- Open Plan Living
- Re-fitted Kitchen/Breakfast Room
- Three Spacious Bedrooms
- Enclosed Gardens

#### IN SUMMARY

UPDATED and MODERNISED this end-terrace home enjoys a POSITION on the FRINGE of the VILLAGE, extending to some 1018 Sq. ft (stms) of accommodation, including a NEW KITCHEN, REPLACEMENT BATHROOM and RE-DECORATED INTERIOR. With a FULL ELECTRICAL RE-WIRE completed and new electric heaters, the accommodation includes a hall entrance and GROUND FLOOR SHOWER ROOM. The 24' DUAL ASPECT SITTING ROOM is an excellent size, with the KITCHEN and UTILITY ROOM adjacent. Upstairs, THREE DOUBLE BEDROOMS lead off the landing, with the family bathroom including a SHOWER over the bath. Outside, the GARDEN is ENCLOSED and LAID TO LAWN, with access to the residents parking.

#### SETTING THE SCENE

Set back from the road with open green space to front, a timber picket fence and gate encloses the lawned frontage, with a green and leafy outlook across the road.

#### THE GRAND TOUR

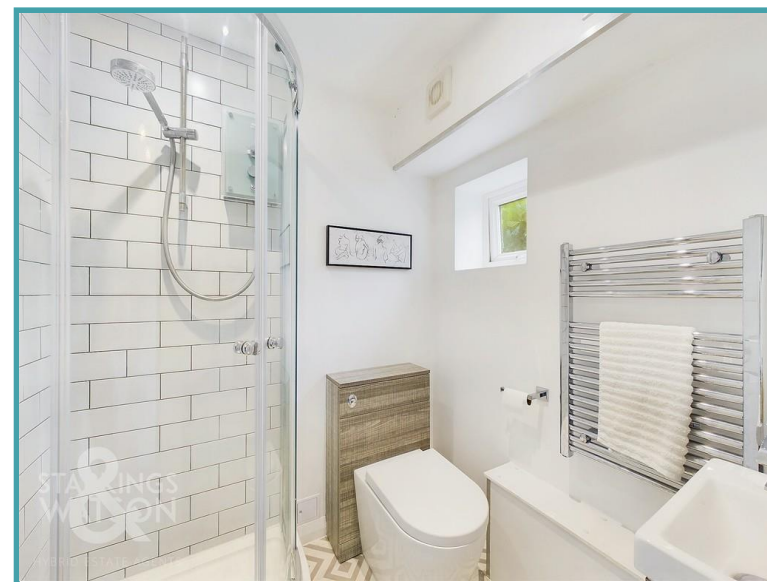
The uPVC double glazed front door leads you into the hall entrance, where the stairs can be found, and useful storage space. To your right, the ground floor shower room can be found, complete with a modern white three piece suite, tiled splash backs, heated towel rail and recessed spotlights. The kitchen also leads off the hall, with low profile work surfaces, inset electric ceramic induction hob, built-in eye level electric double oven, and integrated appliances including a fridge freezer and dishwasher. The rear utility porch offers further storage, space for laundry appliances and a door to the rear garden. The dual aspect sitting/dining room, offers extensive living space, room for a dining table, electric heaters, and wood effect flooring under foot. Upstairs, three double bedrooms lead off the landing, all finished with fitted carpet. The replacement family bathroom offers a three piece suite, tiled splash backs, electric shower and storage under the sink.

#### THE GREAT OUTDOORS

Enclosed with timber panelled fencing, the rear garden is laid to grass, with a useful brick built storage shed. Gated access leads to the residents car park. Spaces are not allocated.

#### 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



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can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

#### FIND US

Postcode : NR14 7LH

What3Words : ///outhouse.ground.pumps

#### 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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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>TM</sup>  
1018.59 ft<sup>2</sup>  
94.63 m<sup>2</sup>

HYBRID ESTATE AGENTS

STARKINGS  
WATSON

Floor 1



Ground Floor

