



THE STORY OF

6 Boundary Way

Poringland, Norfolk

SOWERBYS



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6 Boundary Way

Poringland, Norfolk
NR14 7JD

Detached Three Bedroom Bungalow

Wonderfully Presented Throughout

Discreet and Private Location

Wealth of Amenities Nearby

Peaceful and Sought After Setting

Low Maintenance Home

Spacious Driveway and Garage

Pristine Front and Rear Gardens

Easy Reach of Norwich

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Tucked down a private driveway, this delightful detached bungalow enjoys a peaceful and private setting whilst benefiting from being within an easy walk of a host of local amenities. Well-presented accommodation, pristine wrap around gardens and a pleasant environment makes for a most unique home bound to offer a fulfilling lifestyle.

Internally, the well-proportioned accommodation features a light and bright open plan kitchen/dining room complete with a modern fitted kitchen. The garden room/conservatory is a delightful area in which to unwind with friends and family amongst panoramic views of the rear garden whilst the formal sitting room is an excellent size for flexible furnishing options.

Three generous bedrooms bring further versatility to the home with any able to serve as additional receptions/studies should it be required whilst the principal bedroom showcases built in storage alongside a well-appointed en-suite shower room. The family shower well serves the additional two bedrooms.

Of course, the brilliant plot in which this home sits is amongst its finest features. The large frontage provides ample off-road parking alongside the garage whilst the remainder of the front garden ensures an elegant welcome home every days with a well-kept lawn and thriving flower beds flanking the front door. To the rear, an oasis of colour and life is bordered by mature hedges and multiple terraces to soak up the sunshine and natural surroundings.



We love how peaceful,
quiet and private it
is here, yet close to
everything you may
need.





Approx. Gross Internal Floor Area 1,107 sq. ft. (102.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Poringland

VILLAGE CHARM WITH
CITY ACCESS

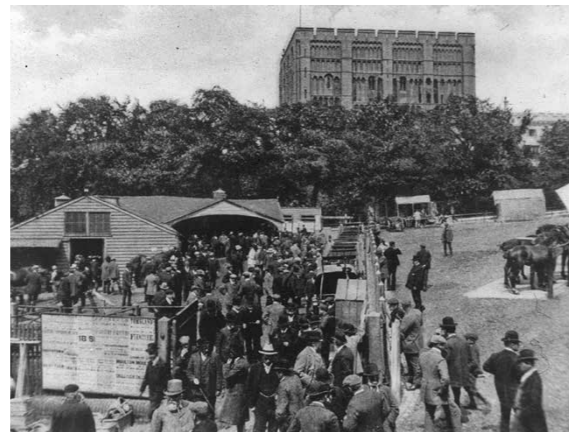
A popular village situated approximately six miles south of the historic city of Norwich. Poringland offers great local amenities such as a post office, shops, restaurants, a supermarket, doctors and public houses. The church, Poringland All Saints, holds regular services and is situated near to the village pond.

For those with young children there is a Primary School and Nursery within the village, whilst Framingham Earl High School is approximately just one mile away. Next to the primary school is Poringland Recreation Ground, which hosts many local football matches throughout the year, and to the end of the road is the Village Hall, where regular coffee mornings are held.

When looking for days out, the nearby Playbarn is wonderful for families with young children. It's a farmyard-based adventure centre with both indoor and outdoor play areas, plus animals too. Poringland Woods is great for adventuring and you can even take your four legged friends.

Just over six miles away, the ancient city of Norwich is home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.

When the bright lights call, trains to Liverpool Street take just 90 minutes, and the city's airport flies to a number of UK destinations, as well as direct to Amsterdam.



Note from the Vendor



“We would describe our home as warm, bright and peaceful.”



SERVICES CONNECTED

Mains water, electricity, gas and drainage.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

D. Ref:- 6000-3353-0022-6426-3343

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///policy.flushes.funky

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SOWERBYS

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for the homeless

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Norfolk and
Waveney

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