



West View, Poringland - NR14 7LW



## West View

Poringland, Norwich

VENDOR FOUND. Backing onto OPEN FIELDS and fronting OPEN GREEN SPACE, this EXTENDED, fully modernised and RE-ROOFED family home enjoys OPEN PLAN LIVING - presented in MOVE-IN CONDITION. Occupying a 0.19 ACRE PLOT (stms), close to 1400 Sq. ft (stms) of accommodation can be found within, including SIZEABLE ROOMS such as the 21' KITCHEN/DINING ROOM. With a FLEXIBLE LAYOUT, the ground floor includes a hall entrance, STUDY/bedroom, FAMILY BATHROOM, utility room and formal 13' SITTING ROOM with a FEATURE FIREPLACE and CAST IRON WOODBURNER. The 21' KITCHEN/DINING ROOM is open plan, with AMPLE SPACE for soft furnishings, a CENTRAL ISLAND and BI-FOLDING DOORS to the rear. Upstairs, FOUR BEDROOMS lead off the landing, along with a well finished SHOWER ROOM. The GARDENS include a garage and storage, along with a SWEEPING PATIO - backing onto OPEN FIELDS.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Vendor Found!
- Extended Semi-Detached Home
- Modern & Open Plan Finish
- Two Reception Rooms
- Open Plan Kitchen/Living & Utility Room
- Four Bedrooms
- Far Reaching Field Views
- Large Landscaped Gardens, Garage & Parking

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.

#### SETTING THE SCENE

Set back from the road and access via a shingle driveway. Ample off road parking and turning space can be found to front with a timber five bar gate leading to the rear garden and garage. Mature hedging can be found to the front and side boundaries with a slate bed to front whilst the property enjoys a position overlooking open green space.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled flooring with stairs rising to the first floor landing and doors leading to the ground floor bathroom and main living accommodation. To your right hand side, a versatile study or further bedroom can be found with the feature fireplace to one corner, tiled flooring underfoot and dual aspect windows to front and side. The family bathroom is fitted with a white three piece suite including a range of built-in storage and a thermostatically controlled rainfall shower over the bath, with attractive tile splash backs. The main living accommodation offers a formal sitting room centred on a feature fireplace with a cast iron woodburner and stripped wood flooring underfoot, whilst being open plan to the main kitchen/dining area - flowing seamlessly via bi-folding doors into the rear garden. Flooded with natural light via a glazed roof lantern and dual aspect windows, the kitchen offers extensive storage with a bold range of base level units. including a large central island creating a breakfast bar and further storage, with room for a Range style gas cooker. This family friendly space offers integrated appliances including a fridge freezer and dishwasher with tiled splash backs running around the work surface. There is ample space for soft furnishings and a dining table, with recessed spotlighting above. Leading off the kitchen is the spacious utility room offering further storage and work surface space, with an inset ceramic butler sink, space for laundry appliances and the wall mounted gas fire central heating boiler. Heading upstairs, the landing is carpeted and finished with useful storage, with doors leading to four first floor bedrooms - all of which are finished with fitted carpet and uPVC double glazing, with the third bedroom including a range of built-in storage units. Serving all of the bedrooms is the first floor shower room, designed to include a white three piece suite, Aqua board splash backs, storage under the sink unit and a heated towel rail.

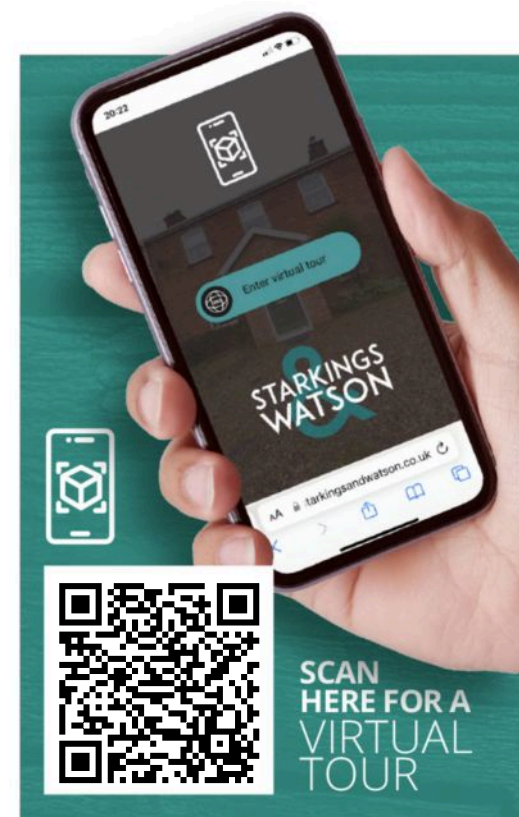
## FIND US

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## VIRTUAL TOUR

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



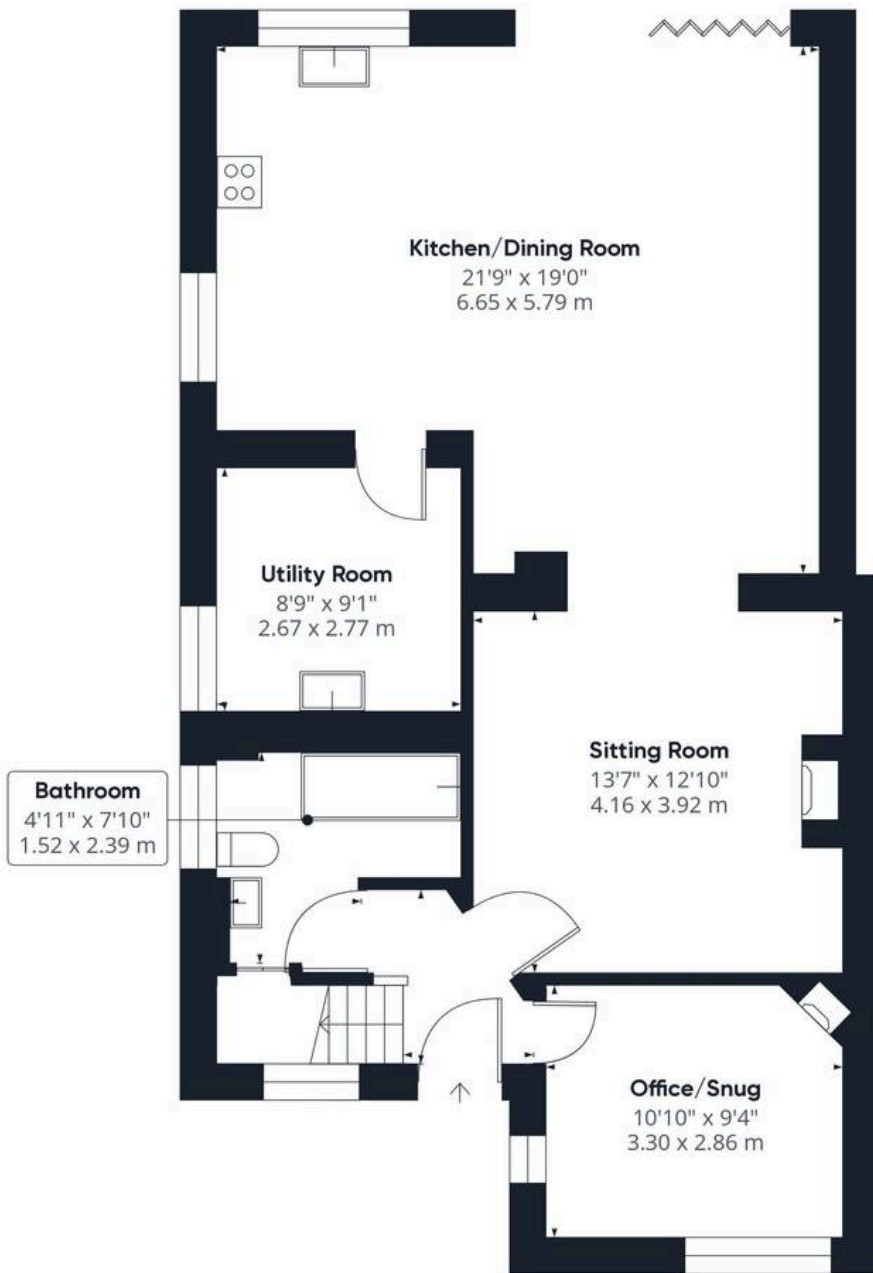




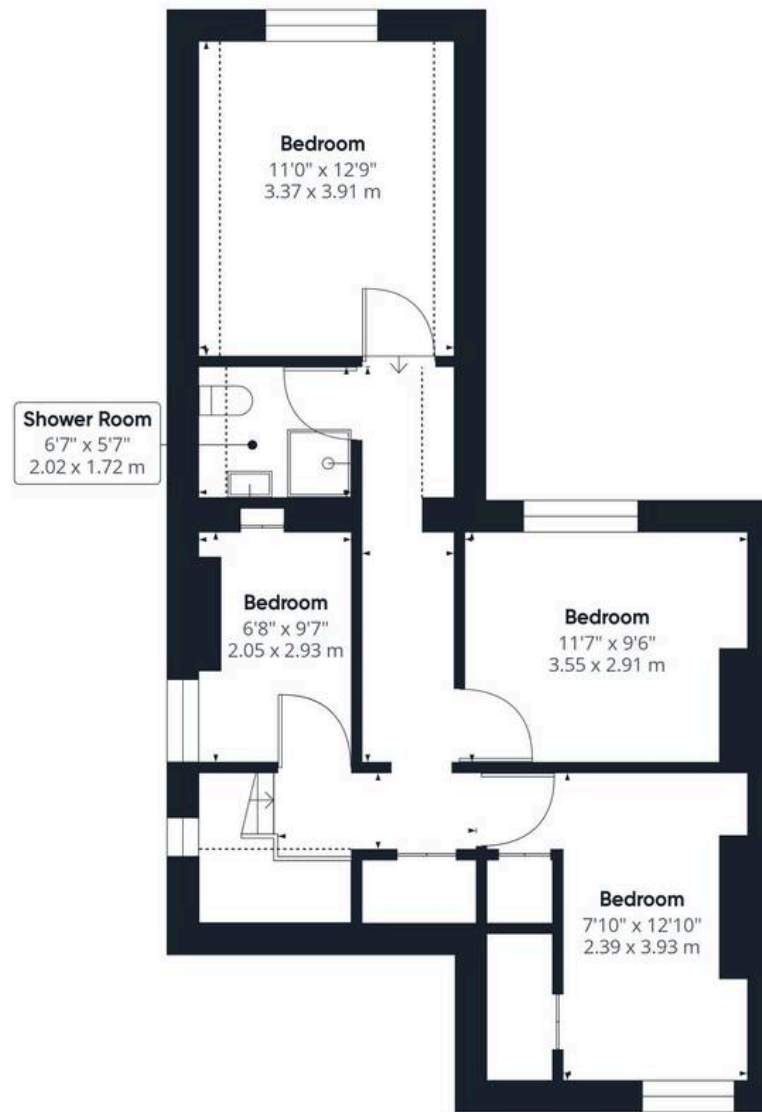
## THE GREAT OUTDOORS

The extensive lawned garden is fully fenced and enclosed with a sweeping patio seating area leading from the bi-folding doors. A range of mature planted borders and a range of trees can be found to the right hand boundary, with useful storage within the garage and timber shed to the left. The garage offers an up and over door to front and door to side, whilst when you head down the garden panoramic field views can be enjoyed overlooking the fields beyond.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1391.77 ft<sup>2</sup>  
129.3 m<sup>2</sup>

**Reduced headroom**

34.82 ft<sup>2</sup>  
3.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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