



Hamilton Court Trafalgar Square, Poringland - NR14 7WS



Hamilton Court Trafalgar Square

Poringland, Norwich

NO CHAIN. Built by NORFOLK HOMES, this SPACIOUS mid-terrace TOWNHOUSE sits on the fringe of the development, occupying a prime position in the HEART of PORINGLAND, within WALKING DISTANCE to LOCAL AMENITIES. Presented to a GOOD STANDARD, the property offers accommodation arranged over three floors, with an INTEGRAL GARAGE. DOUBLE GLAZED SASH WINDOWS, high ceilings, and UNDERFLOOR HEATING throughout the three floors. The accommodation comprises a HALL ENTRANCE with stairs to the first floor and access to the cloakroom and spacious KITCHEN/DINING ROOM with PATIO doors to the COURTYARD. The first floor offers the SITTING ROOM with WALK-IN BAY WINDOW, and double bedroom with a built-in WARDROBE and EN SUITE - whilst enjoying a WALK-OUT BALCONY. The second floor completes the property with TWO DOUBLE BEDROOMS - both with built-in wardrobes, including one with access to the JACK & JILL FAMILY BATHROOM. Off road PARKING can be found to front for TWO VEHICLES with visitor parking close-by.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



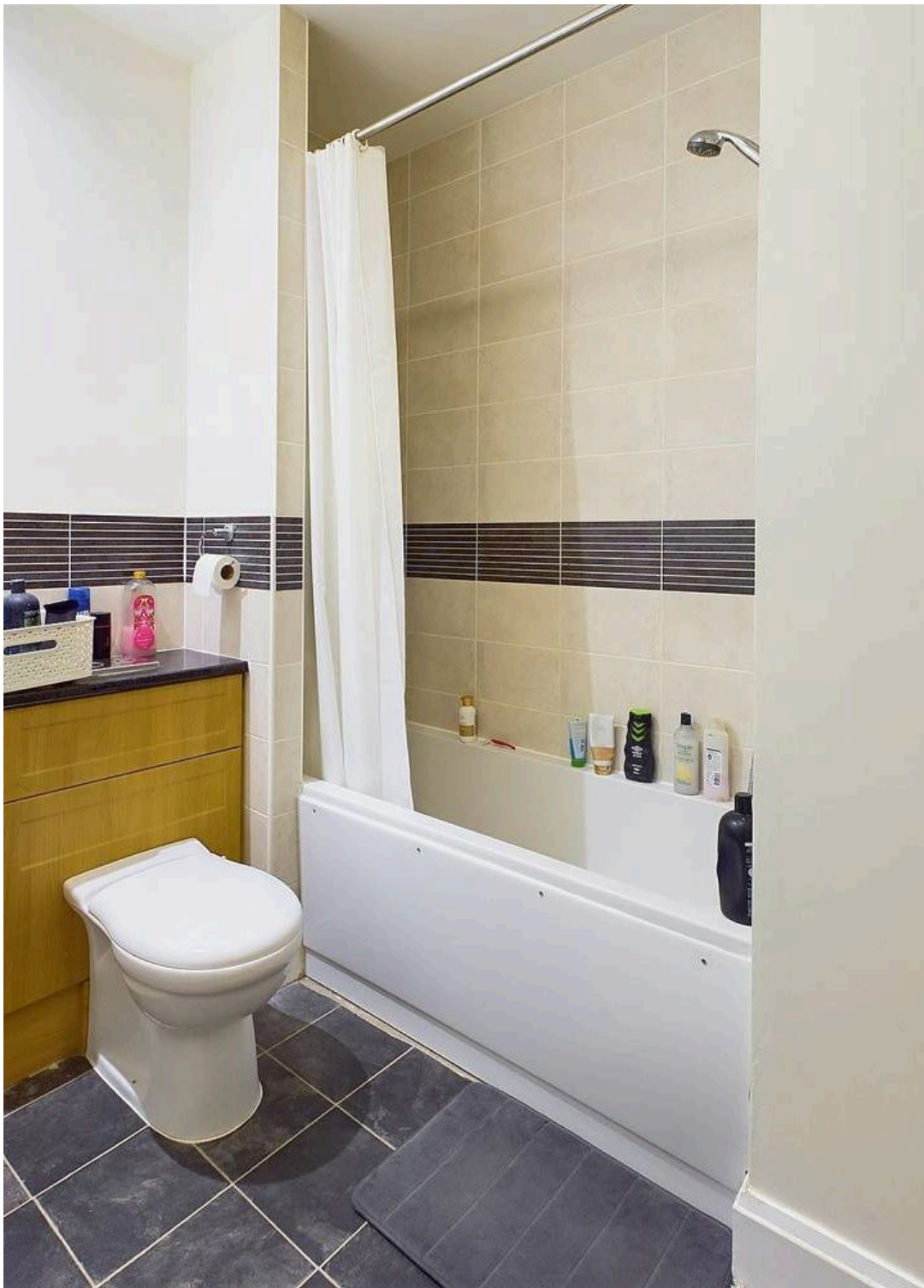
- No Chain!
- Mid-Terrace Townhouse
- Approx. 1333 Sq. ft (stms)
- Underfloor Heating Throughout
- 17' Kitchen with Patio Doors to Courtyard
- 19' Bay Fronted First Floor Sitting Room
- Three Double Bedrooms
- En Suite & 'Jack & Jill' Bathroom

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 other villages and hamlets close by offering further walks and public houses.

THE GRAND TOUR

The hall entrance offers tile flooring with underfloor heating and a recessed barrier mat, with stairs rising to the first hall landing and useful W.C concealed below with a white two piece suite. Integral access leads to the garage, with the kitchen/dining room sitting adjacent, with a U-shape arrangement of wall and base level units including integrated cooking appliances with a gas hob and electric double oven. Space is provided for general white goods with tile flooring underfoot and underfloor heating, spacious dining table, sash window to rear and double glazed patio doors to the private courtyard. Heading upstairs, the carpeted landing leads to the main living space which comprises a bay fronted sitting room with tile flooring and underfloor heating underfoot, with the main double bedroom sitting beyond complete with a walkout balcony overlooking the courtyard and communal gardens.





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The bedroom itself is finished with fitted carpet and a built-in double wardrobe, whilst benefiting from a private en-suite shower with storage under the hand wash basin and double shower cubicle with thermostatically controlled shower. The top floor offers access to two further double bedrooms both finished with fitted carpet and built-in double wardrobes, with a large airing cupboard on the landing itself. Sitting between the two bedrooms is a 'Jack & Jill' family bathroom with direct access from the rear facing bedroom, and complete with a white three piece suite including shower over the bath, built-in storage and tile splashbacks.

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VIRTUAL TOUR

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THE GREAT OUTDOORS

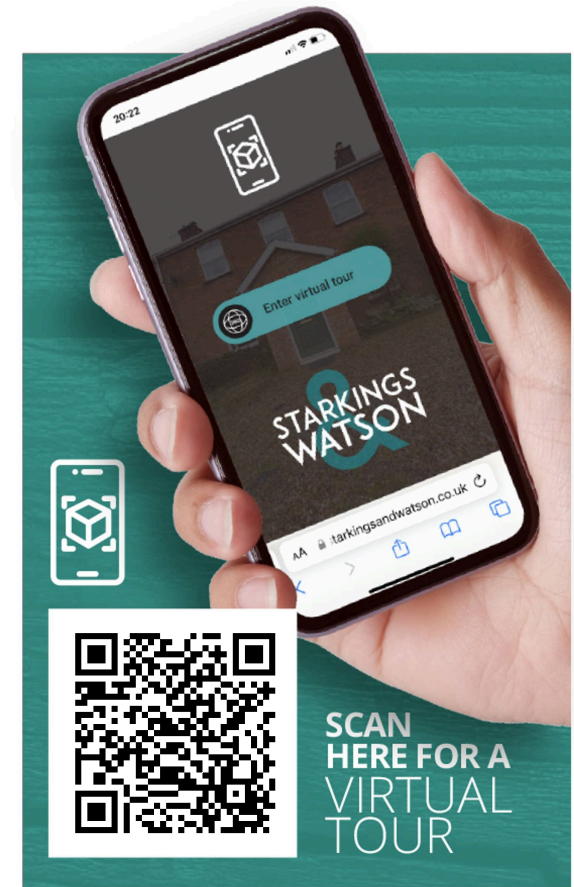
The courtyard garden is laid to patio and enclosed with wrought iron railings and brick walling, offering an ideal al fresco dining and barbecue space in the summer months. A gated access leads to the communal lawned, with the garage itself integral to the property with a low level door to front, door to the hall entrance, wall mounted gas fired central heating boiler, power and lighting.

GARAGE

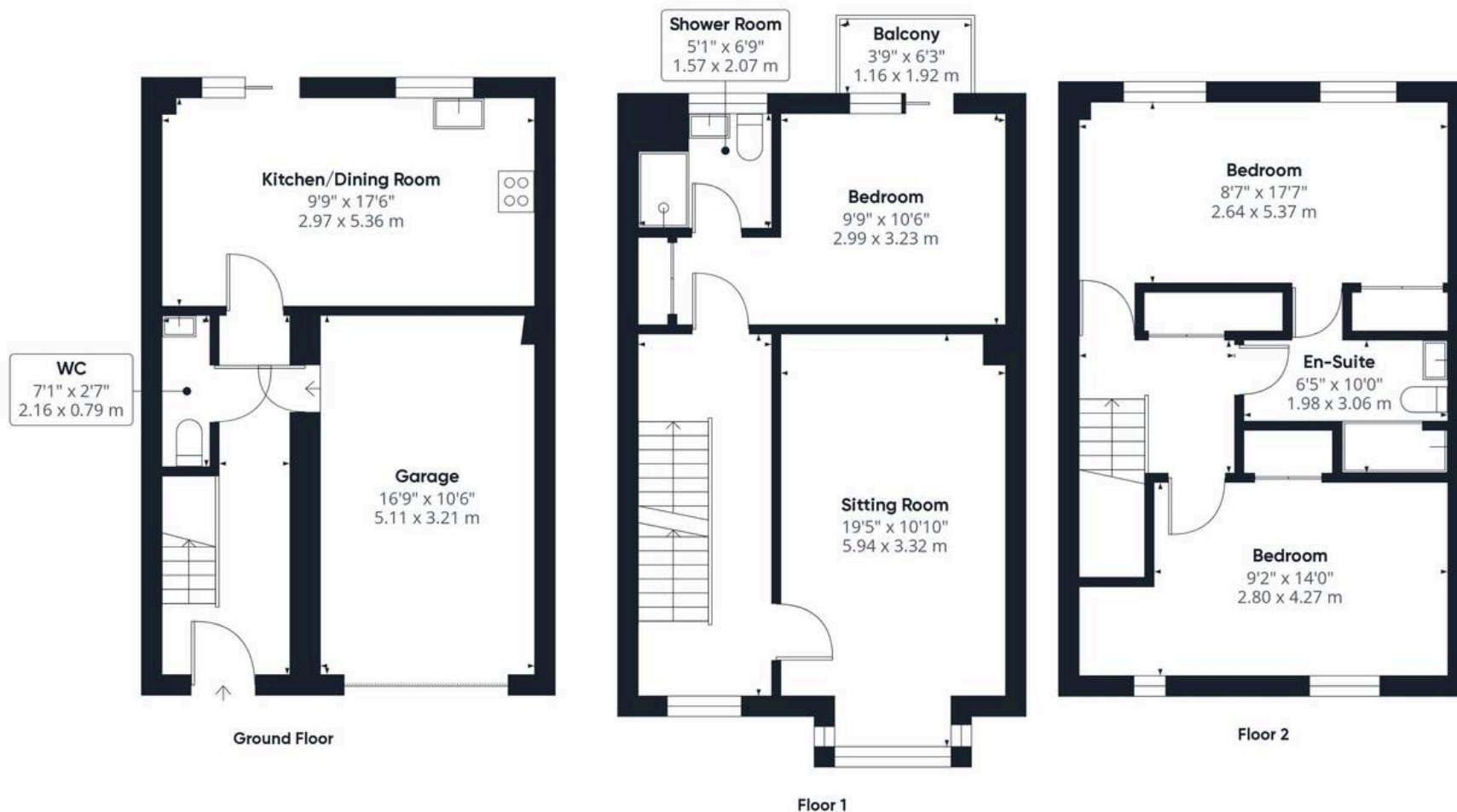
Single Garage

DRIVEWAY

2 Parking Spaces



SCAN
HERE FOR A
VIRTUAL
TOUR



Approximate total area⁽¹⁾

1333.77 ft²
123.91 m²

Balconies and terraces

23.79 ft²
2.21 m²

(1) Excluding balconies and terraces

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.



Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.