



Ponsonby Way, Poringland - NR14 7XG

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&  
WATSON**

HYBRID ESTATE AGENTS



## Ponsonby Way

Poringland, Norwich

NO CHAIN! Built in 2023, this OVER THE PASSAGE HOME offers over 1269 Sq ft (stms) of accommodation, whilst being presented in MOVE-IN CONDITION, with a CONTEMPORARY FINISH and LANDSCAPED GARDENS. With the FEEL OF A NEW BUILD, but the benefits of floor coverings and no added expense, the property offers a TURN-KEY MOVE. The accommodation comprises an entrance hall, cloakroom, 15' SITTING ROOM with full height window to front and BUILT-IN STORAGE, coupled with an OPEN PLAN kitchen/dining room with PATIO DOORS - all finished with UNDER FLOOR HEATING. The CONSERVATORY extension creates an addition to the living space and a UTILITY ROOM with built-in storage and space for laundry appliances. The first floor is EXPANSIVE, and extends over the garage and passage, including THREE DOUBLE BEDROOMS - all with BUILT-IN WARDROBES, with a WALK-IN WARDROBE and EN SUITE to the main bedroom, and 'JACK and JILL' FAMILY BATHROOM which also serves the second bedroom. To the outside, OFF ROAD PARKING and GARAGE ACCESS complete with an EV CHARGER and ELECTRIC DOOR can be found to front, with LAWNED GARDENS and a patio area.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Motivated Vendor!
- 2022 Built Norfolk Homes Property
- Over 1260 Sq. ft (stms)
- Underfloor Heating to Ground Floor
- Hall Entrance with W.C
- 15' Sitting Room
- 16' Kitchen/Breakfast Room & Conservatory
- Three Double Bedrooms with Wardrobes

Situated on a new development within the South Norwich village of Poringland, Ponsonby Way is tucked away at the back of the development. 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

With a lawned front garden and hard standing footpath leading to main entrance door, tandem parking is provided on the adjacent brick weave driveway with access also leading to the integral garage.



## THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring and underfloor heating with a recessed barrier mat and stairs rising to the first floor landing. On the left hand side, the ground floor W.C can be found with a white two piece suite including storage under the hand wash basin, tiled splash-backs and the electric fuse box. The main living space offers a open plan sitting room with wood effect flooring and underfloor heating underfoot and a large low level window offering excellent natural light, along with a useful cupboard built-in. Under the stairs an open plan feel can be found leading to the rear facing kitchen which offers a high specification range of wall and base level units, with integrated cooking appliances including an electric induction hob and built-in electric oven with an extractor fan above along with space for general white goods and an integrated dishwasher. Wood effect flooring continues underfoot with underfloor heating, along with space for a dining table, whilst patio doors lead to the rear facing conservatory, creating an extension to the main living space and also a utility room section. A further L-shaped range of storage units includes space for laundry appliances and a further sink unit. Full height windows and a door lead to the rear garden.

Upstairs the landing is approached via a solid wood staircase with glass balustrades, also featuring a loft access hatch and useful built-in double airing cupboard. Doors lead off to the three bedrooms starting with the main bedroom which offers twin windows to front along with a large full height window, with fitted carpet and a walk-in wardrobe. The en suite leads off with an eye catching range of tiling along with a three piece suite including storage under the hand wash basin, a recessed WC and a double shower cubicle with a thermostatically controlled twin head rainfall shower. The second bedroom faces to the rear and includes a wardrobe with sliding mirrored doors, with a door to the 'Jack & Jill' family bathroom offering an

immaculate white three piece suite including storage under the hand wash basin, recessed WC and a panelled bath with a mixer shower tap above, complete with tiled splash-backs and heated towel rail. The last bedroom is also a double with a built-in wardrobe finished with sliding mirrored doors, with a window facing to front and fitted carpet underfoot.

## FIND US

Post Code : NR14 7XG

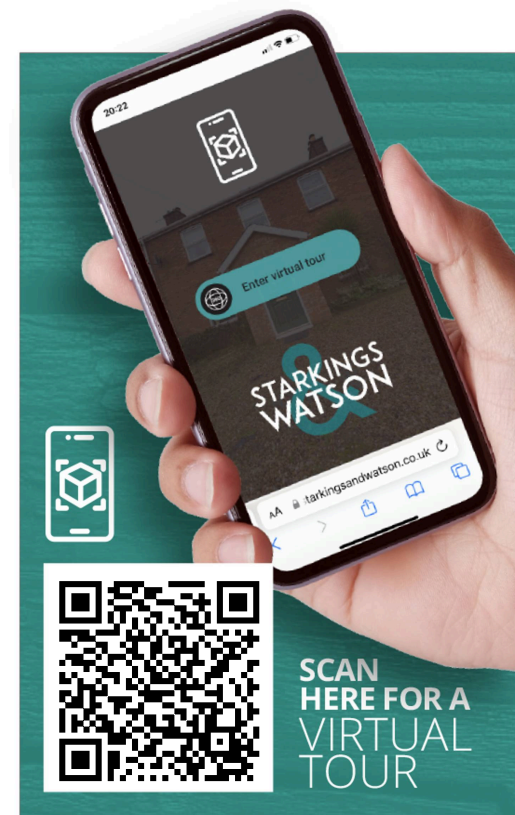
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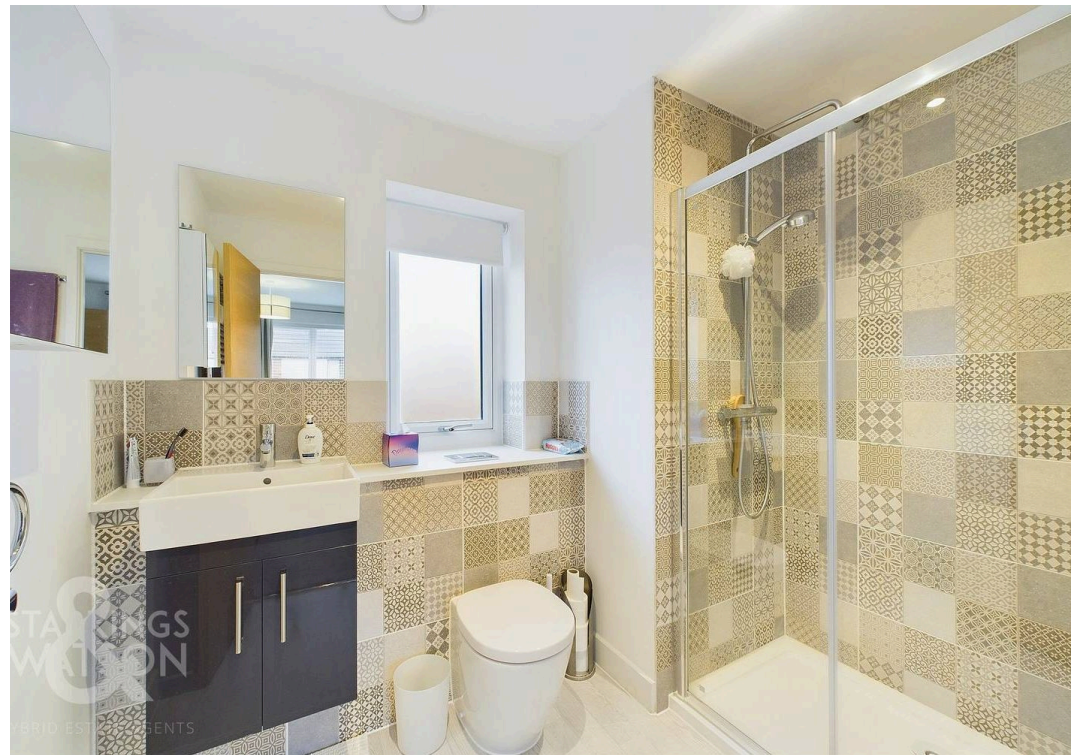
## VIRTUAL TOUR

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

## AGENTS NOTE

Buyers are advised the property has an active ventilation system installed.







## THE GREAT OUTDOORS

Fully enclosed with timber panel fencing whilst being laid to lawn, a seating area which leads to a large timber storage shed. Two trees have been planted and have become established to the rear boundary, with a gated access leading to the front and door taking you to the garage which offers an electric up and over door to front, power and lighting.





Ground Floor



Floor 1

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

1269.81 ft<sup>2</sup>  
117.97 m<sup>2</sup>

(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.

**GIRAFFE 360**



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