



The Ridings, Poringland - NR14 7PS

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&  
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HYBRID ESTATE AGENTS



## The Ridings

Poringland, Norwich

Occupying a POPULAR RESIDENTIAL POSITION, this MID-TERRACE NORFOLK HOMES built property offers an IMMACULATE MODERN INTERIOR. With FANTASTIC SIZED GARDENS, with a useful WALK-WAY leads to the GARAGE and DRIVE. Inside, UNDERFLOOR HEATING can be found downstairs, with uPVC DOUBLE GLAZING throughout. The accommodation comprises a HALL ENTRANCE, cloakroom, SITTING ROOM, and OPEN PLAN KITCHEN/DINING ROOM with FRENCH DOORS. Upstairs, TWO DOUBLE BEDROOMS can be found, with BUILT-IN WARDROBES and an EN SUITE to the main bedroom, along with the family bathroom.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Mid-Terrace Home
- Modern Décor & Finish
- Garage & Driveway
- Hall Entrance with W.C
- Open Plan Living
- Kitchen with Space for Appliances
- Two Double Bedrooms
- En Suite & Family Bathroom

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

#### SETTING THE SCENE

With a lawned front garden and adjacent hard standing footpath, access leads to the main entrance door with a timber gate providing access to the rear garden.

#### THE GRAND TOUR

As you head inside, a hall entrance greets you with fitted carpet underfoot and a recessed barrier mat, with stairs rising to the first floor and a door into the sitting room.



Also adjacent is a useful ground floor W.C with a white two piece suite, and tiled splash backs. The ground floor accommodation offers underfloor heating throughout, with the sitting room finished with fitted carpet and a useful built-in cupboard under the stairs. An arch opening leads to the adjacent kitchen/dining room, with a u-shaped arrangement of wall and base level units. The kitchen includes an inset gas hob and built-in electric double oven with space for a fridge freezer, washing machine and dishwasher. French doors lead out into the rear garden, whilst wood effect flooring runs underfoot.

Heading upstairs, the carpeted landing includes a built-in double storage cupboard and loft access hatch above, with doors leading to the two bedrooms - with one facing to the front and one to the rear, both finish with fitted carpet. The main bedroom includes a built-in double wardrobe and an en suite shower room - including a three piece suite, tiled splash-backs and heated towel rail. Completing the property is a family bathroom with contrasting tiled splash-backs, storage under the hand wash basin and a heated towel rail.

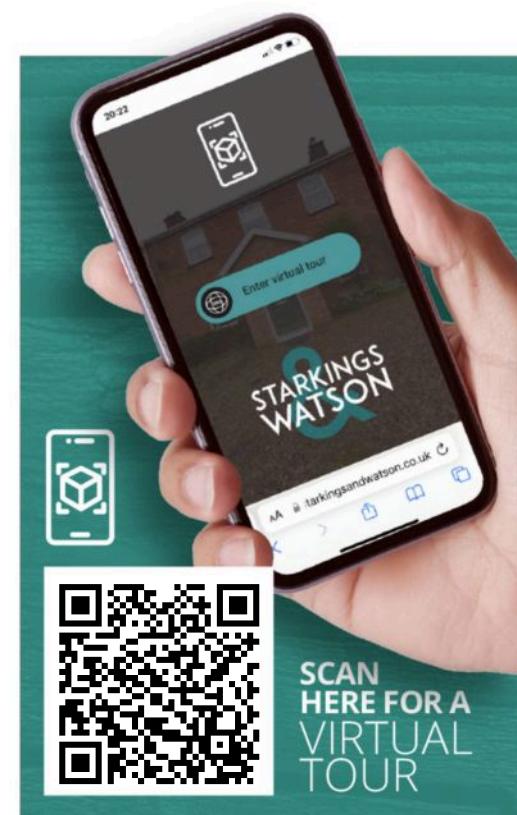
#### FIND US

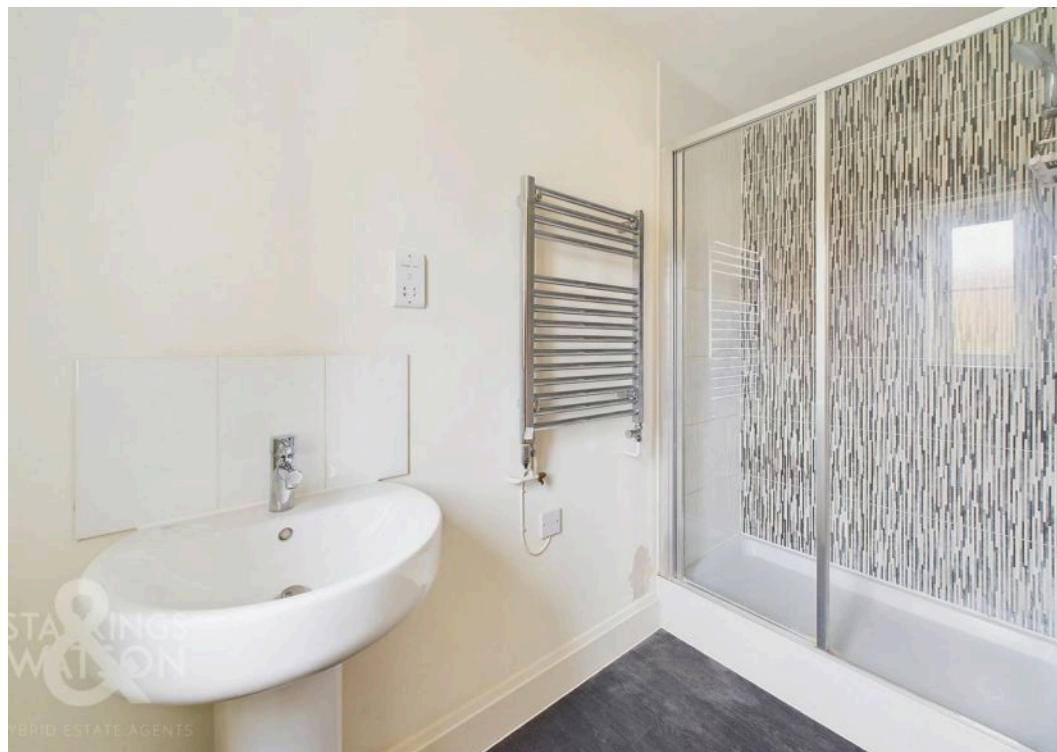
Postcode : NR14 7PS

What3Words : ///sport.gullible.voltagess

#### VIRTUAL TOUR

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



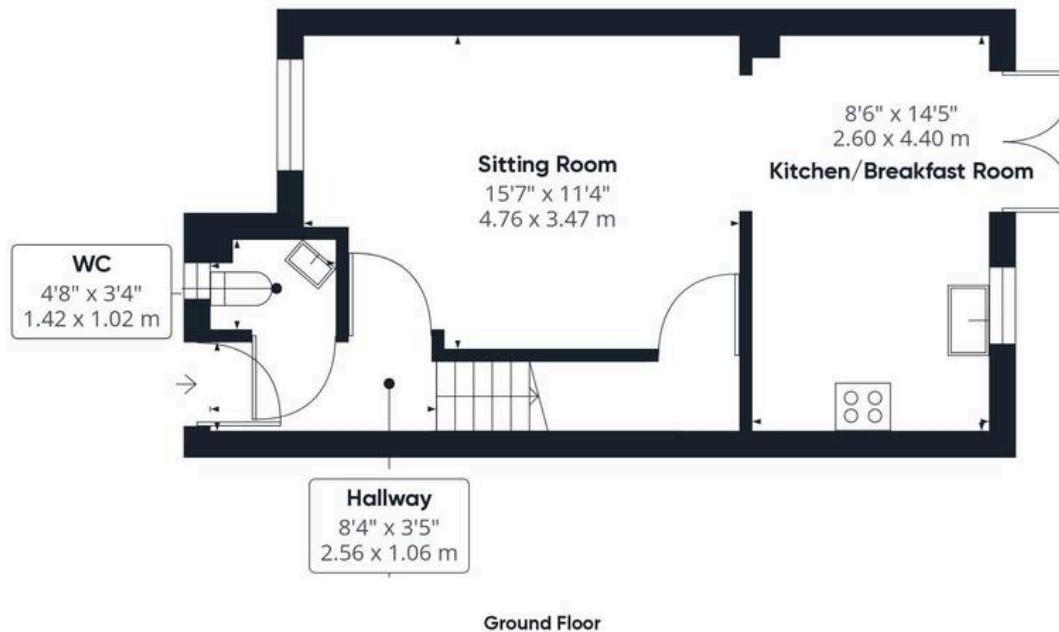




#### THE GREAT OUTDOORS

The rear garden is laid to lawn, and fully enclosed with timber panel fencing. Gated access leads to the rear parking area where a garage and tandem parking can be found. The garage offers an up and over door to front.

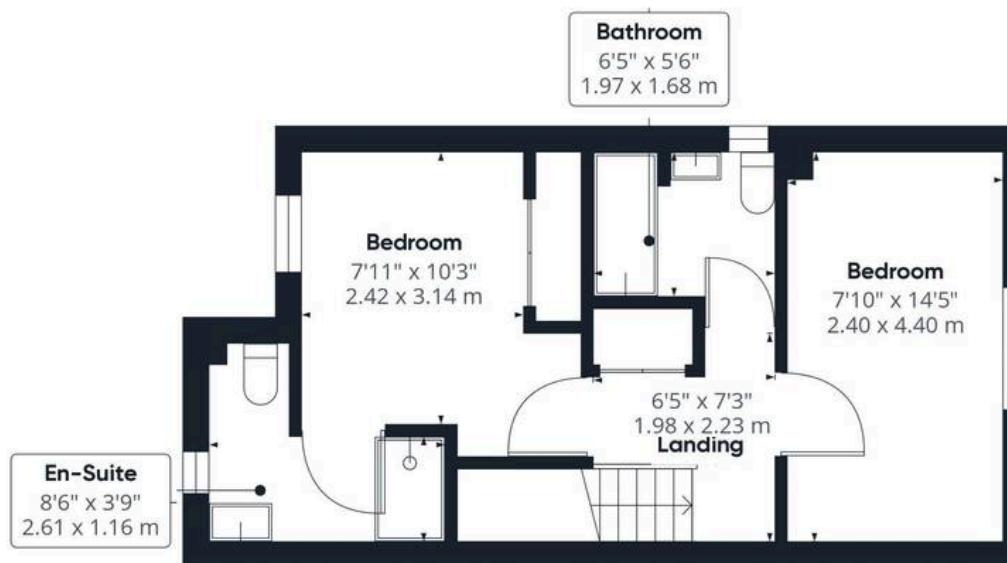




Approximate total area<sup>(1)</sup>

708.7 ft<sup>2</sup>

65.84 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.



## 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.