



The Ridings, Poringland - NR14 7GE

STARKINGS  
&  
WATSON  
HYBRID ESTATE AGENTS



## The Ridings

Poringland, Norwich

This FIRST FLOOR SELF CONTAINED APARTMENT offers a PRIVATE HALL ENTRANCE, useful brick built STORAGE, allocated parking and CAR PORT. Offered on a SHARE of FREEHOLD and LONG LEASEHOLD BASIS with no formal service charges, the property is IMMACULATLEY PRESENTED having been built by NORFOLK HOMES, and boasts several upgrades including BESPOKE WINDOW SHUTTERS. The layout includes the landing, 17' SITTING/DINING ROOM with STORAGE, fitted kitchen, TWO DOUBLE BEDROOMS and family bathroom.

Council Tax band: A

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- Self Contained First Floor Apartment
- Share of Freehold & Long Leasehold (Remainder of 999 Years)
- Brick Built Storage Shed, Car Port & Allocated Parking
- Bespoke Window Shutters
- 17' Sitting/Dining Room
- Fitted Kitchen with Cooking Appliances
- Two Bedrooms
- Family Bathroom with Shower

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

Mature planting can be found to front and a vehicular access adjacent leads to the parking area and brick built shed. A footpath takes you to the main entrance.

## THE GRAND TOUR

The private entrance includes space for coats and shoes, with stairs rising to the first floor landing which offers a built-in double cupboard and loft access hatch above. Doors lead off starting with the main sitting/dining room, with twin uPVC double glazed windows to front with bespoke window shutters, fitted carpet underfoot, high level television point and a built-in storage cupboard.



Sitting opposite, the fitted kitchen includes a u-shaped arrangement of wall and base level units with integrated cooking appliances including an inset electric gas hob and built-in electric double oven, with space for general white goods. A window faces to rear with a bespoke window shutter, whilst tiled splash-backs run around the work surface with recessed spotlighting above the cupboards. Two bedrooms lead off the hall, both of which are finished with fitted carpet and double glazing, with bespoke window shutters, with the larger including a built-in storage cupboard over the stairs. Completing the property is the family bathroom, with a white three piece suite including a thermostatically controlled mixer shower tap, tiled splash-backs, heated towel rail and window to rear.

#### FIND US

Postcode : NR14 7GE

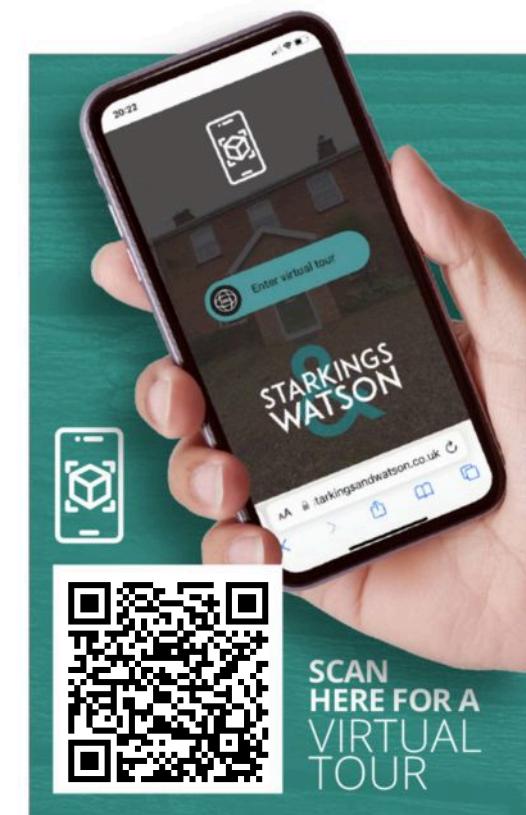
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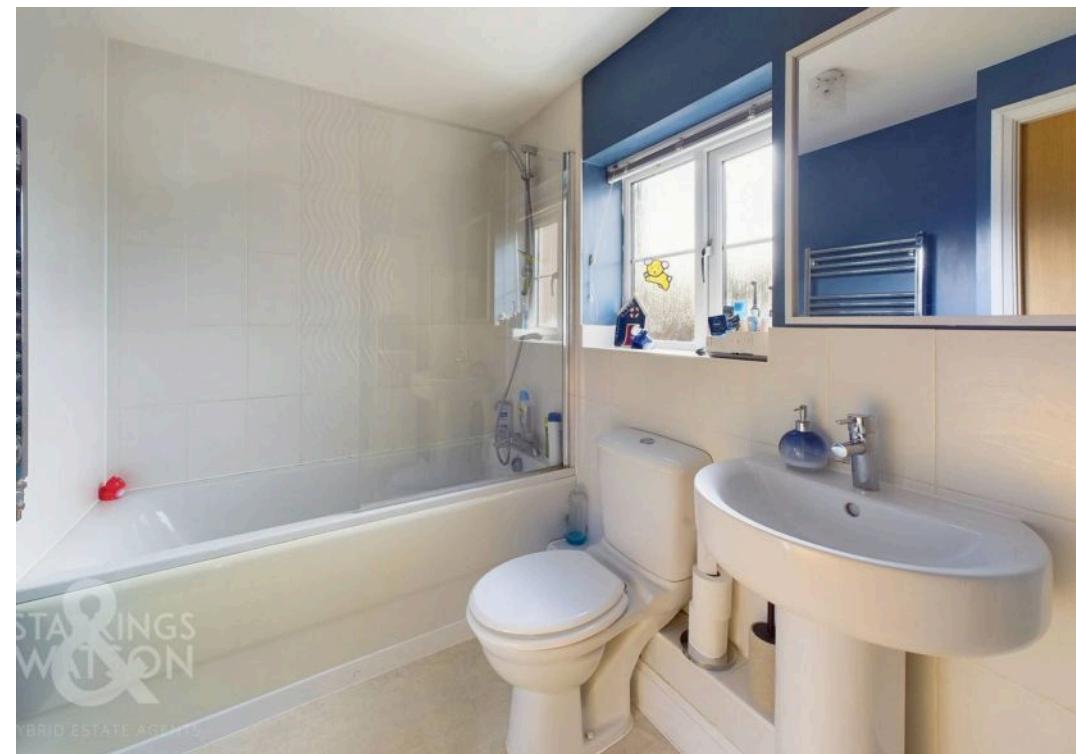
#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property is offered on a 25% share of freehold basis, with the remainder of a 999 year lease. A share of the annual buildings insurance costs are due.

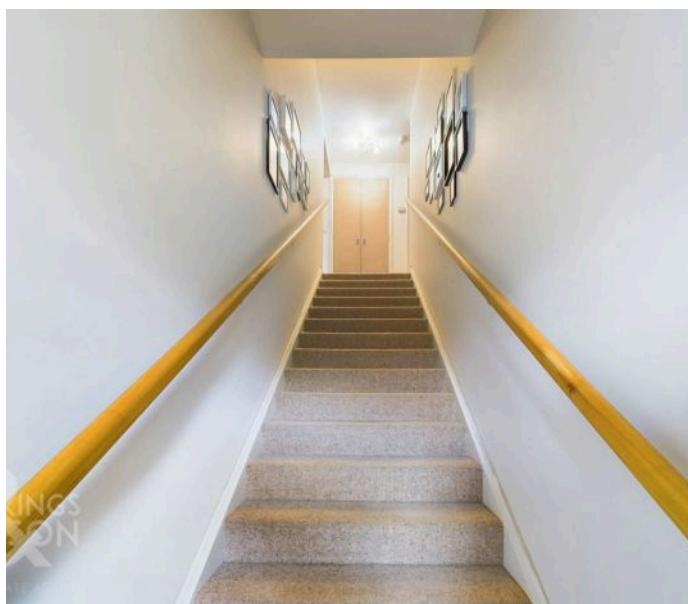






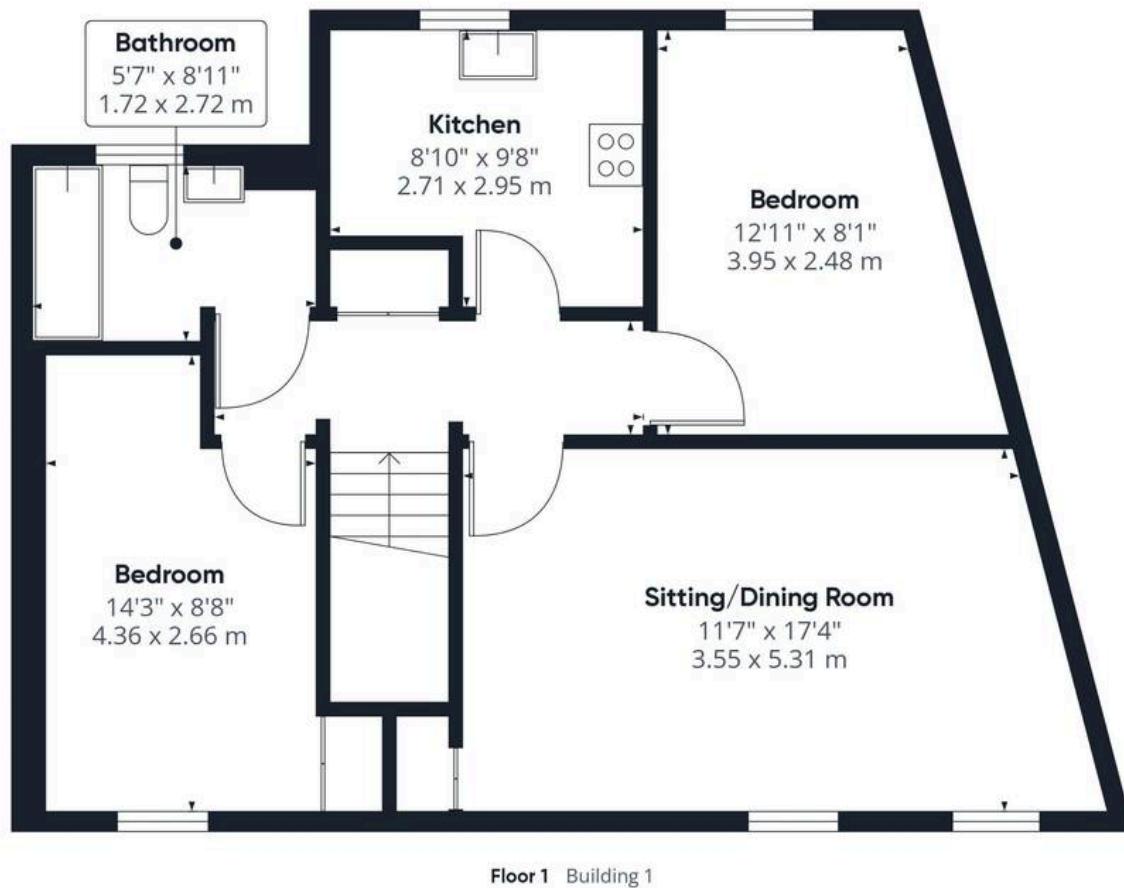
## THE GREAT OUTDOORS

Whilst there is no formal outside space, various open green spaces can be found throughout the development. Parking can be found along with a carport, whilst a useful built-in cupboard can be found under the stairs with a lockable door and lighting.





Ground Floor Building 1



Ground Floor Building 2

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

918.04 ft<sup>2</sup>

85.29 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## 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.