



Taylors Square, Poringland - NR14 7GS





## Taylors Square

Poringland, Norwich

This FIRST FLOOR apartment is set to the back of the development, with a GARAGE and ALLOCATED PARKING. The property is flooded with NATURAL LIGHT with various VELUX WINDOWS, and a SPACIOUS HALL ENTRANCE with storage. Internally the property offers an OPEN PLAN sitting/dining room with JULIET STYLE BALCONY, modern fitted KITCHEN with SPACE for four APPLIANCES, modern bathroom with a SHOWER over, and one DOUBLE BEDROOM. Located within WALKING DISTANCE to AMENITIES and TRANSPORT LINKS, the property is IMMACULATELY PRESENTED and ready to move in.

Council Tax band: A

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- First Floor Apartment
- Immaculate Presentation
- Open Plan Sitting/Dining Room
- Modern Kitchen
- One Double Bedroom
- 'Juliet' Style Balcony
- Garage & Allocated Parking
- Walking Distance to Amenities





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!

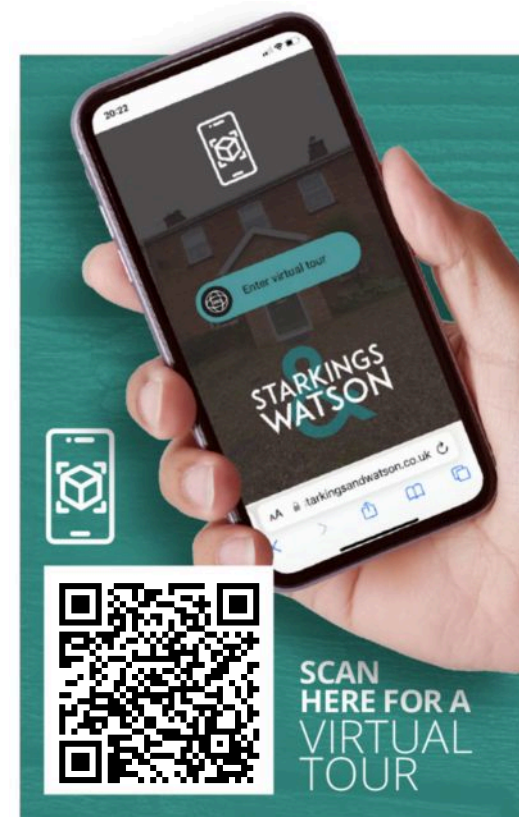
#### SETTING THE SCENE

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!



## FIND US

You may wish to use your Sat-Nav (NR14 7GS), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first roundabout continue straight over, and at the second roundabout, turn right onto Devlin Drive. Continue over the mini roundabouts, turning right where the road bears to the right. Turn right onto Potters Way, and left onto Taylor Square, where the property can be found straight ahead.











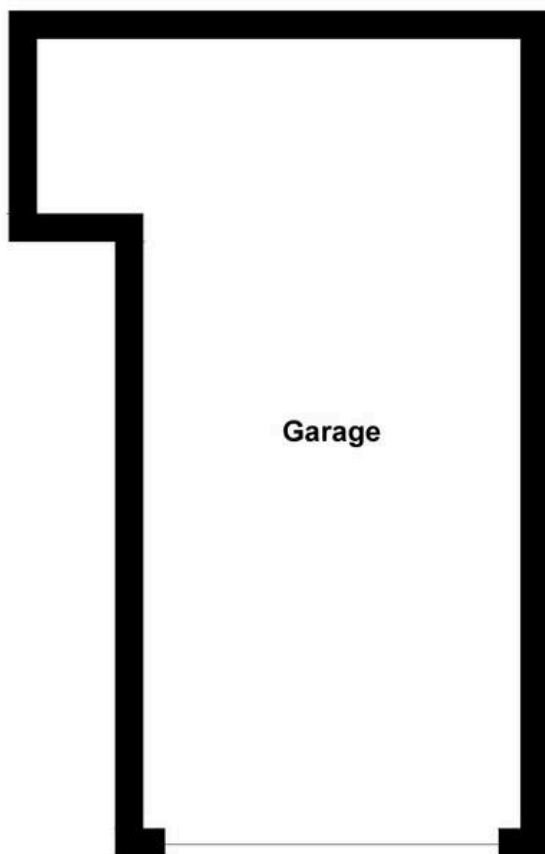
## THE GREAT OUTDOORS

Whilst there is no private garden included with the property, there is ample green space within the development and parks close by.

## Garage

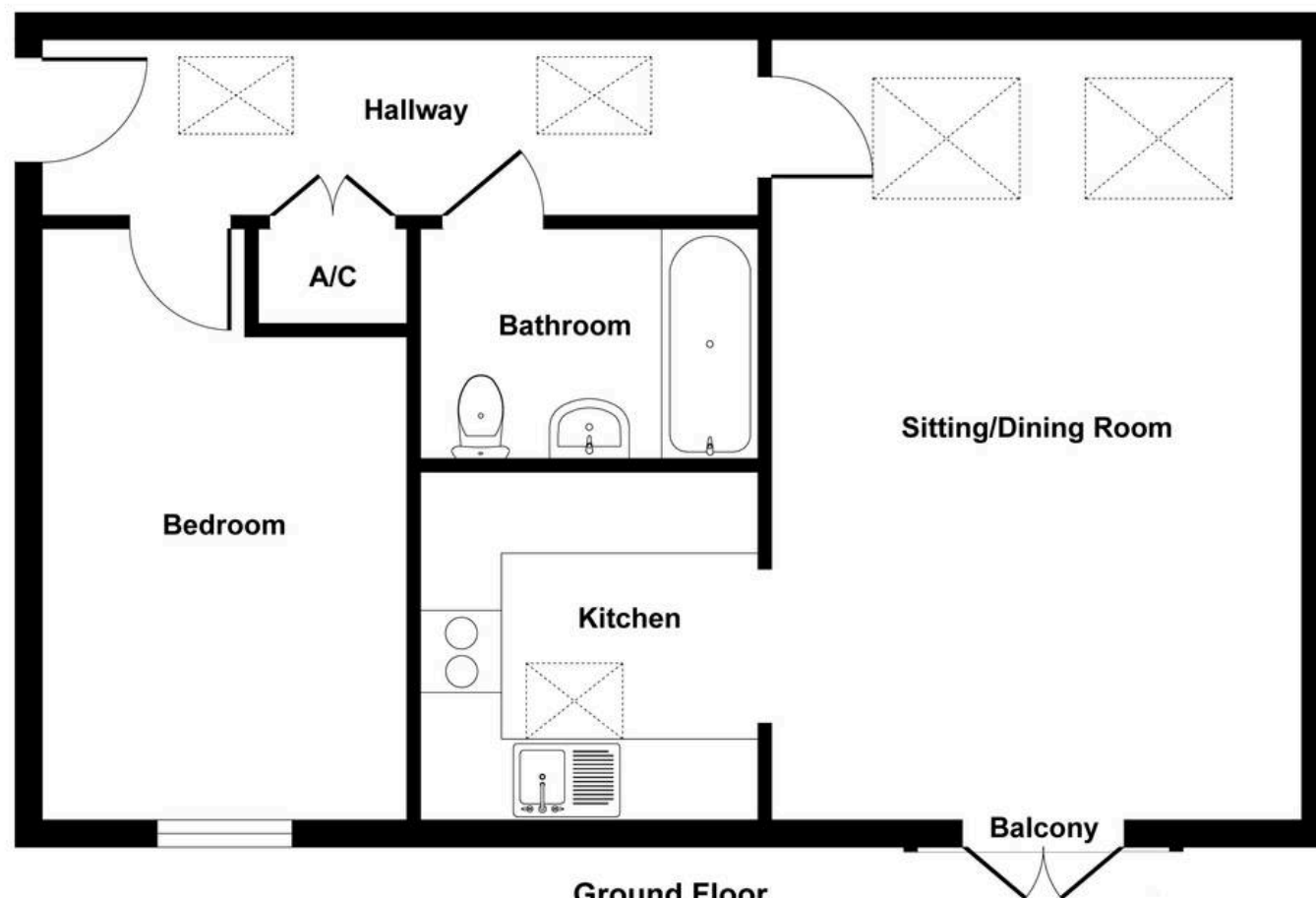
19' 2" x 11' 9" (5.84m x 3.58m). Up and over door to front, under stairs storage space for wheelie bins, power and lighting.





Garage

STARKINGS  
&  
WATSON



Ground Floor  
Approximate Floor Area  
598 sq. ft  
(55.55 sq. m)

Approx. Gross Internal Floor Area 598 sq. ft / 55.55 sq. m





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336226 • [lettingteam@starkingsandwatson.co.uk](mailto:lettingteam@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

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