



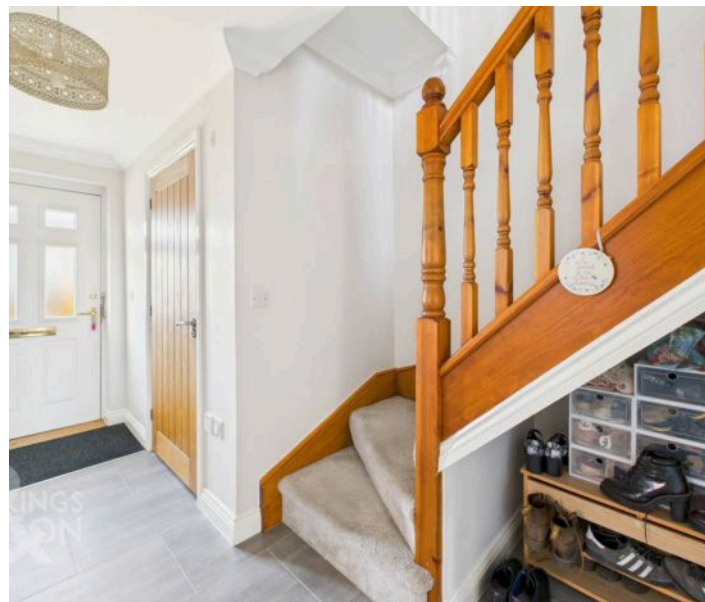
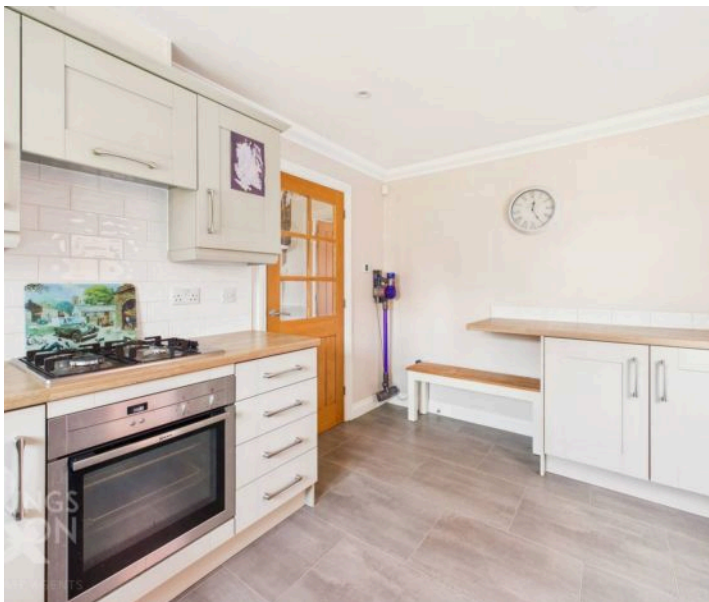
Mentmore Way, Poringland - NR14 7XN



## Mentmore Way

Poringland, Norwich

Tucked away on a PRIVATE ROAD off MENTMORE WAY, this 2016 built semi-detached home offers a NEUTRAL and MODERN DECOR, with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING with UNDERFLOOR HEATING downstairs. With AMPLE PARKING and an oversized GARAGE, the property occupies an excellent plot, with a WELL PROPORTIONED GARDEN which has been LANDSCAPED to include a PATIO and DECKING AREA. Stepping inside, a WELCOMING ENTRANCE HALL offers the STAIRS and STORAGE, with doors to the cloakroom, 13' KITCHEN/BREAKFAST ROOM with space for appliances and a BUILT-IN BREAKFAST BAR, and the 16' SITTING/DINING ROOM which is flooded with NATURAL LIGHT through the rear FRENCH DOORS. The first floor offers THREE BEDROOMS including the MAIN BEDROOM with an EN SUITE including CONTR



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern Semi-Detached Home with Tandem Driveway & Garage
- Walking Distance to Amenities
- Hall Entrance with Cloakroom
- 12' Kitchen/Breakfast Room with Integrated Appliances
- 16' Sitting Room with French Doors
- Three Bedrooms
- En Suite & Family Bathroom
- Landscaped Gardens with Two Patio Areas

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 various other villages and hamlets close by with further walks and public houses.

#### SETTING THE SCENE

Occupying a position within a cul-de-sac off the main road, a brick-weave driveway offers tandem parking with access leading to the garage and gated rear garden. The front space is low maintenance with an area of lawn and shingle both sides of the road-way, with a brick-weave pathway taking you to the main entrance door.



## THE GRAND TOUR

Once inside, the hall entrance is finished with tiled flooring and under floor heating with a recessed barrier mat with stairs rising to the first landing, with useful storage below. Doors lead off to the kitchen and living accommodation, along with a useful ground floor W.C - finished with a white two piece suite with tiled splash-backs and matching floor tiles continuing from the hall. The kitchen offers a fitted range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven with space for general white goods including a fridge freezer, washing machine and dishwasher. Tiled splash-backs run around the work surface with a front facing window, cupboard housing the wall mounted gas fired central heating boiler and an area of breakfast bar with a door leading to the rear garden. The main living space enjoys garden views through the rear facing window and French doors, with fitted carpet and underfloor heating, along with a useful built-in storage cupboard.

Heading upstairs, the carpeted landing offers a built-in airing cupboard, with doors to the three bedrooms and family bathroom. The main bedroom sits at the front of the property with fitted carpet, a door to a private en-suite shower room housing a white three piece suite including a walk-in shower cubicle with contrasting tiled splash-backs and thermostatically controlled shower. The two remaining bedrooms are both finished with fitted carpet and uPVC double glazing, whilst being served by the family bathroom which offers a white three piece suite with contrasting tiled splash-backs, tiled effect flooring and heated towel rail.

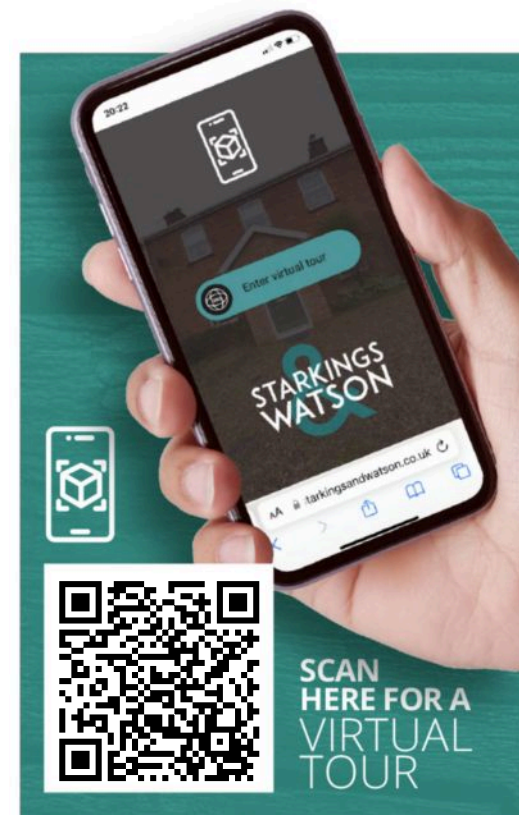
## FIND US

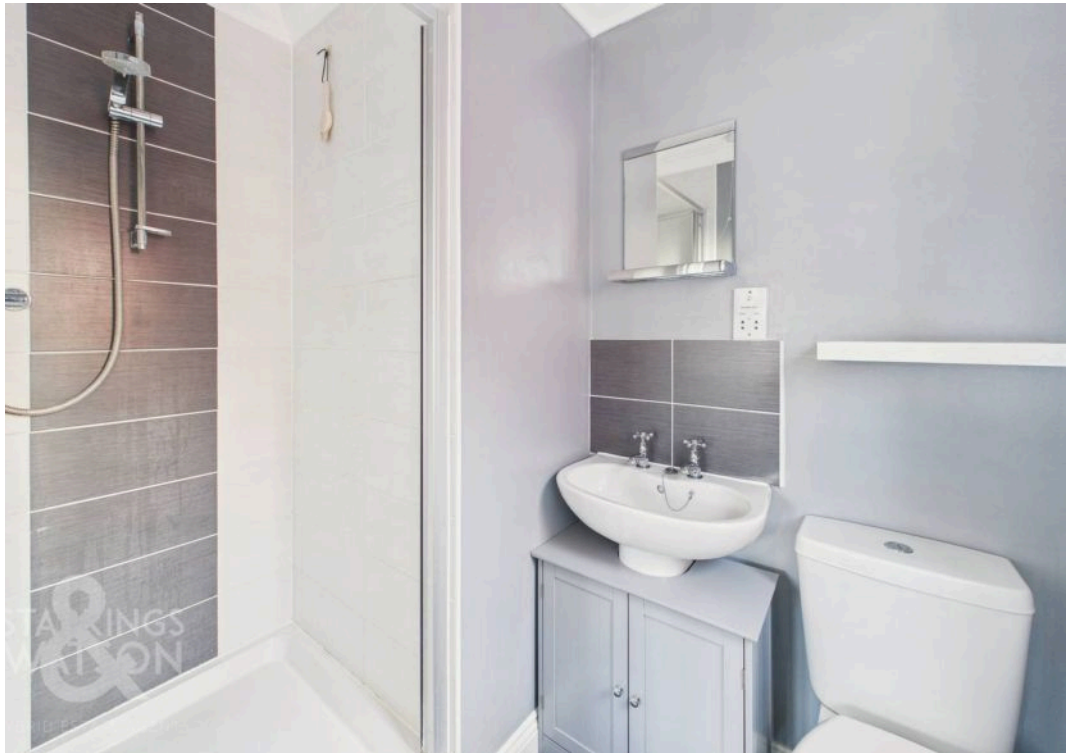
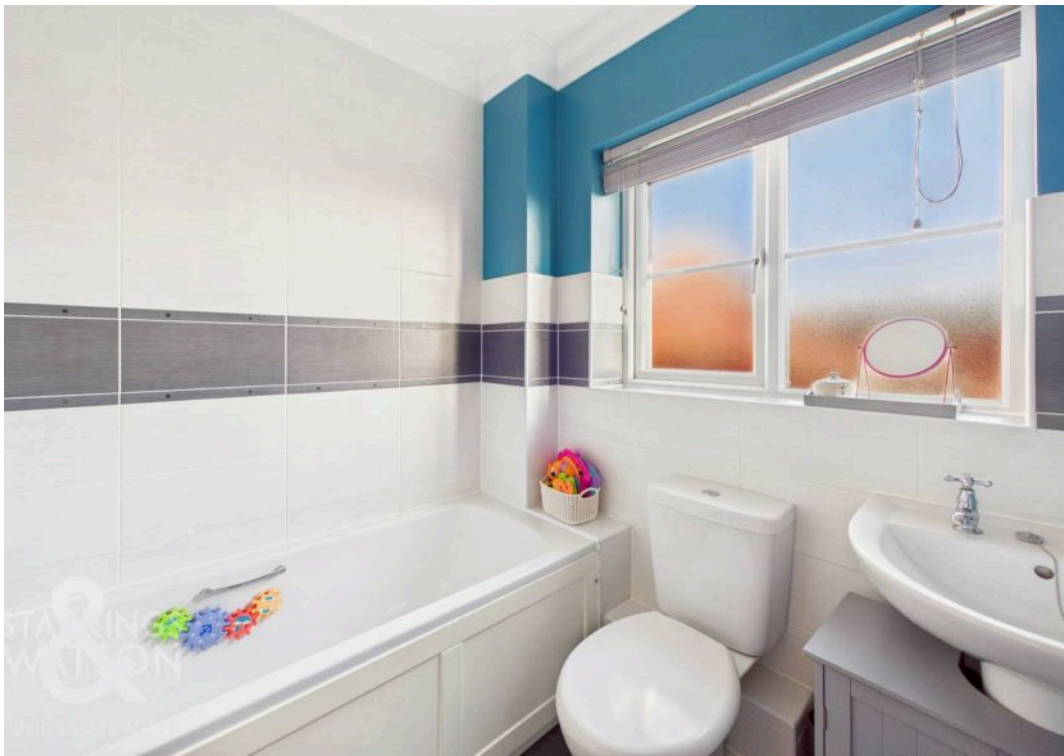
Postcode : NR14 7XN

What3Words : ///curls.airstrip.dozen

## VIRTUAL TOUR

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



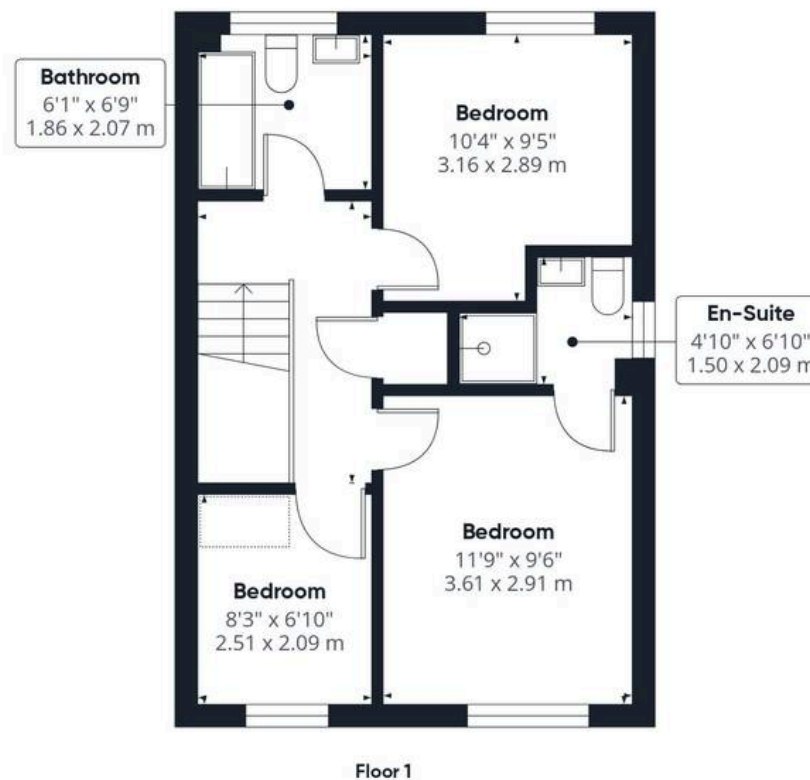




## THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing where a patio seating area extends across the width of the property. A central lawned garden with planted borders can be found, with a raised patio seating area at the far end, along with a useful storage shed. Gated access leads to the driveway whilst a door leads to the garage. The garage offers an up and over door to front, door to side, storage above, power and lighting.





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

800 ft<sup>2</sup>

74.2 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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