



Old Mill Road, Poringland - NR14 7JW

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Old Mill Road

Poringland, Norwich

Offering a TUCKED AWAY position at the end of this quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE sits on a substantial 0.25 ACRE PLOT (stms), presenting a perfect opportunity to UPDATE and MODERNISE or EXTEND (stp), a blank canvas to create your dream home! Stepping inside, the HALLWAY ENTRANCE offers a perfect meet and greet space, with plentiful INTEGRATED storage. Doors open to the main reception rooms, the 17' spacious SITTING ROOM is perfect for relaxing and entertaining, opening to the 25' GARDEN ROOM, offering panoramic views of the surrounding green space. The DINING ROOM is located adjacent to the fully fitted KITCHEN and BREAKFAST ROOM, enjoying plenty of natural light from DUAL ASPECT uPVC double glazed windows, additionally a two piece W.C is conveniently positioned. Upstairs, THREE BEDROOMS open from the landing, serviced by a four piece FAMILY BATHROOM. Stepping outside, DRIVEWAY PARKING is available for multiple vehicles, leading to the extended GARAGE at the front. To the rear, the MATURE GARDENS are PRIVATE and FULLY ENCLOSED, enjoying a SOUTH FACING rear aspect.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

- No Chain!
- Semi-Detached House
- Substancial 0.25 Acre Plot
- Potential To Update/ Modernise & Extend (stp)
- End Of Cul-De-Sac Setting
- Three Bedrooms
- Driveway Parking & Garage
- Mature South Facing Private & Enclosed Gardens

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

The property can be found tucked away at the end of a quiet cul-de-sac, featuring an enclosed frontage with mature plantings and trees that open onto an expansive driveway with parking for multiple vehicles. To the right, a garage door sits adjacent to a convenient pedestrian access door. The main entrance to the home is located at the front, beneath an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway features stairs rising to the first floor, with an integrated storage cupboard perfect for outdoor wear. A further large storage space, complete with its own window, is conveniently tucked away beneath the stairs. To the left, the 19' sitting room is centred around a feature open fireplace with carpeted flooring running underfoot. This versatile space allows for various soft furnishing layouts, with sliding doors opening into the impressive 25' garden room. This expansive space offers panoramic views of the surrounding greenery, with further sliding doors creating a seamless transition between inside and out during the warmer months. Also accessed from the hallway, the dining room is perfectly positioned adjacent to the kitchen. It offers continued carpeted flooring, a window overlooking the garden room and ample space for formal dining. The spacious kitchen includes a wide range of wall and base storage units alongside integrated appliances, including a double oven and a four-burner gas hob with an extractor above. There is also practical undercounter space for a washing machine and tumble dryer. At the far end of the kitchen, the open breakfast room provides an ideal spot for informal dining, with tiled flooring throughout for ease of maintenance. This area also provides access to a conveniently placed two-piece W.C, a door to the rear garden, and internal access to the garage.

Ascending to the carpeted first floor landing, you will find loft access above and doors leading to three well proportioned bedrooms. The main bedroom features hard flooring with fitted storage furniture to one side and ample space for a large double bed. The second double bedroom is of a similar size, offering integrated wardrobes, high level storage, and a rear facing aspect overlooking the garden. The final room works perfectly as a single bedroom or could be utilised as a home studio or office; it enjoys a front facing aspect and includes its own double integrated wardrobe. All bedrooms are serviced by a four-piece family bathroom, featuring a corner bath and a separate glass enclosed shower cubicle.

FIND US

Postcode : NR14 7JW

What3Words : ///notebook.dumpy.mallets

VIRTUAL TOUR

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

AGENTS NOTES

There are some signs of damp in the property, notably the garden room has previously leaked, damaging the interior ceiling and wall.

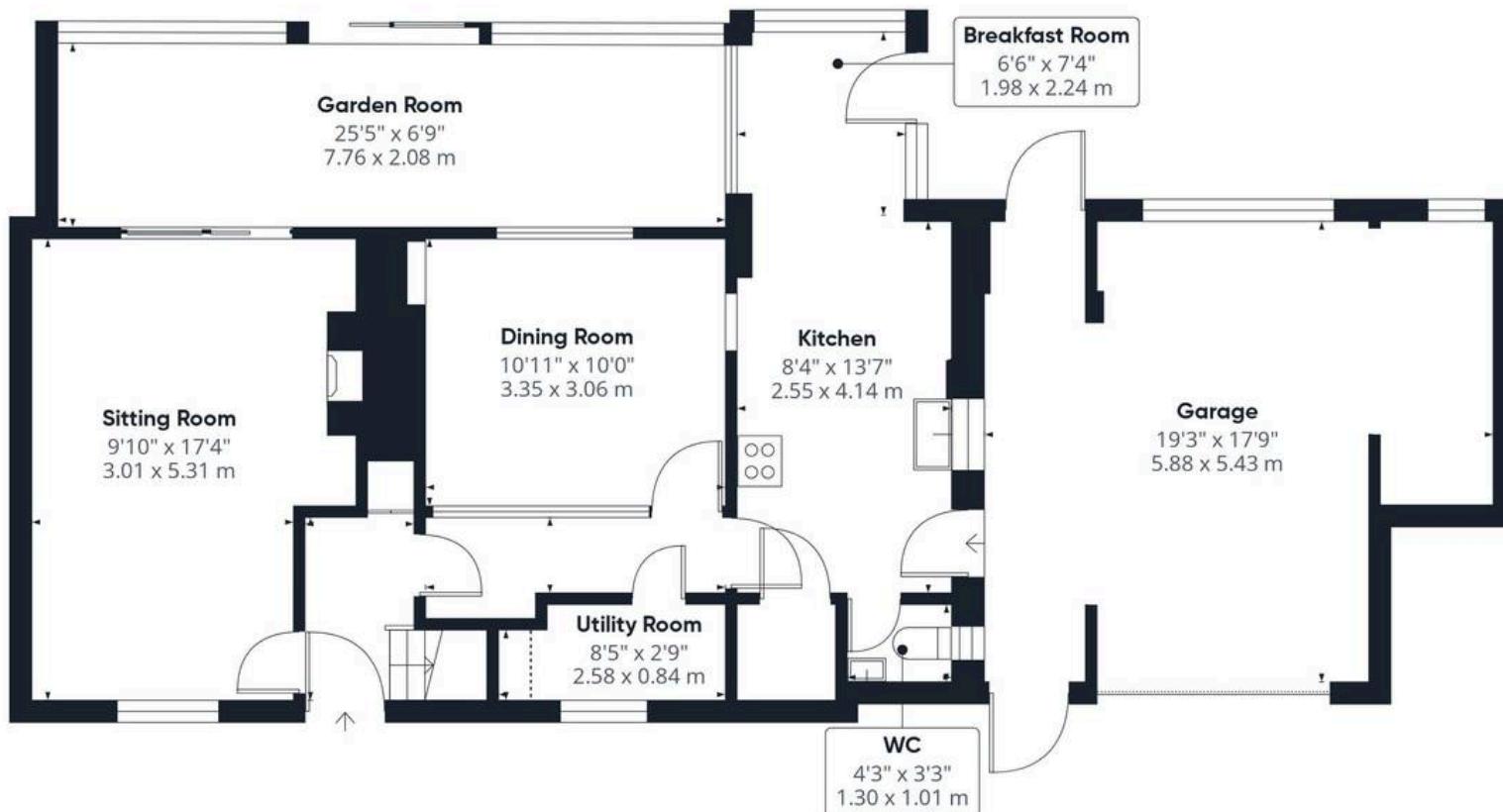






THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed and enjoys a sought after south facing rear aspect. Well maintained hedging and established bushes ensure an excellent degree of privacy throughout the year. The majority of the garden is laid to a neat lawn, accented by a variety of mature plantings, shrubs and trees. To one corner, a raised flagstone patio provides the perfect spot for outdoor furniture and entertaining, while further patio space runs along the rear of the property itself. Additionally, a pedestrian door provides convenient access from the garden directly into the garage.



Approximate total area⁽¹⁾

1556 ft²
144.5 m²

Reduced headroom
4 ft²
0.4 m²

(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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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.