



Romany Walk, Poringland - NR14 7QZ



## Romany Walk

Poringland, Norwich

NO CHAIN. This EXTENDED detached CHALET STYLE HOME sits peacefully within a sought-after CUL-DE-SAC SETTING, providing a versatile and SPACIOUS LAYOUT ideal for family living. With OVER 1208 Sq. ft (stms) of accommodation, you find a generous 23' SITTING/DINING ROOM, perfect for relaxing or entertaining, which leads seamlessly into a 12' DINING ROOM, offering ample space for family meals and gatherings. The 14' FITTED KITCHEN is well-equipped and thoughtfully designed, complemented by a further CONSERVATORY that provides an additional light-filled living area with views over the garden. The ground floor also features a flexible STUDY or BEDROOM, ideal for guests or working from home, sitting next to the FAMILY BATHROOM. Upstairs, there are THREE WELL-PROPORTIONED BEDROOMS, and a separate W.C, ensuring convenience for busy households. Throughout the property, there is a sense of LIGHT and SPACE, with well-maintained interiors ready for immediate occupation. Additional benefits include GAS fired CENTRAL HEATING and double glazing.



The OUTSIDE SPACE is a particular highlight, with a PRIVATE SOUTH-FACING REAR GARDEN that offers a TRANQUIL ESCAPE. The garden is enclosed for privacy and enjoys a large central lawn, bordered by mature planting and established shrubbery, creating a picturesque and low-maintenance environment. The detached GARAGE is fitted with an up and over door to the front, a window to the rear, a side door, power and lighting, making it suitable for secure parking or additional storage.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:TBC

- No Chain!
- Detached Chalet Style Home in a Cul-De-Sac Setting
- 23' Sitting Room & 12' Dining Room
- 14' Fitted Kitchen & Further Conservatory
- Ground Floor Study/Bedroom
- Three Bedrooms
- W.C & Family Bathroom
- Private South Facing Gardens, Driveway & Garage



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

Approached via a brick-weave driveway with a lawned front garden, the property sits back from the road with tandem parking provided for several vehicles and access to the gated rear garden and detached garage.

#### THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with fitted carpet underfoot, stairs to the first landing and built-in storage cupboard below. A door to your left hand side leads to the formal sitting room centred on a feature brick built fireplace with fitted carpet underfoot, large front facing picture window, door to the kitchen and double doors to the dining room beyond - with garden views to the rear and fitted carpet underfoot. This spacious room leads seamlessly via patio doors into the adjacent conservatory which extends the living space. Windows face to the side and rear, with French doors leading out to the garden, whilst wood effect flooring can be found underfoot for ease of maintenance. The kitchen offers a galley style arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven, with tiled splash-backs running around the work surface. Integrated appliances include a fridge freezer and dishwasher, with a vertical radiator, door to the hall entrance and door leading out to the garden. The ground floor study/bedroom is completed with fitted carpet and uPVC double glazing, sitting comfortably next to the family bathroom which offers a three piece suite including storage under the hand wash basin, with a mixer shower tap over the bath, tiled walls and tiled effect flooring.

Heading upstairs, the carpeted landing leads to three bedrooms - all of which feature fitted carpet and uPVC double glazing. The main bedroom includes an extensive range of built-in bedroom furniture, with a walk-in shower cubicle and eaves storage access, with the second and third bedrooms also offering storage built-in. A first floor W.C has been installed and includes a two piece suite with tiled splash-backs.

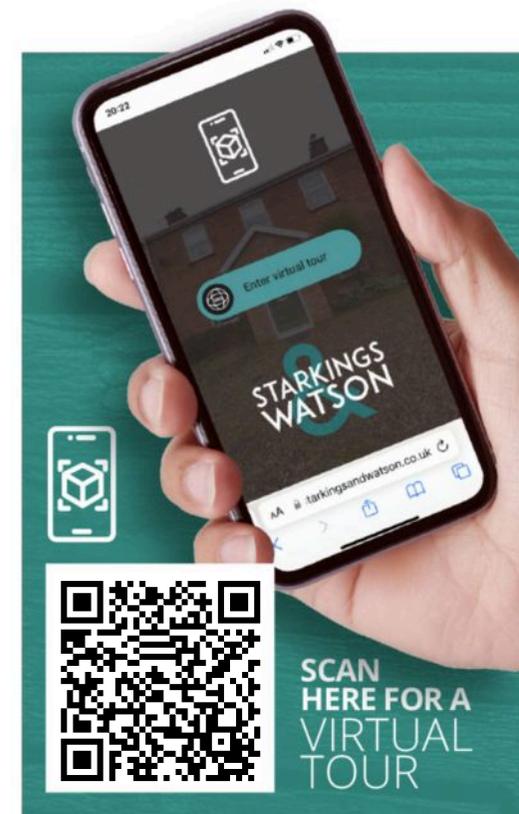
#### FIND US

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#### VIRTUAL TOUR

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



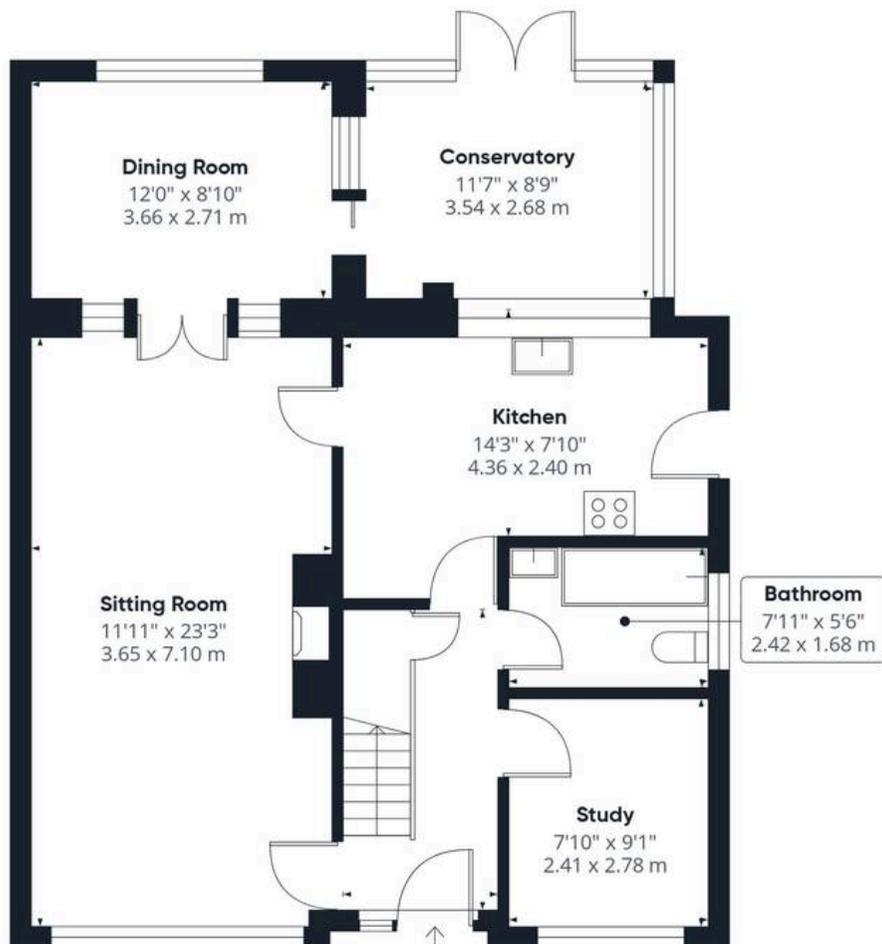




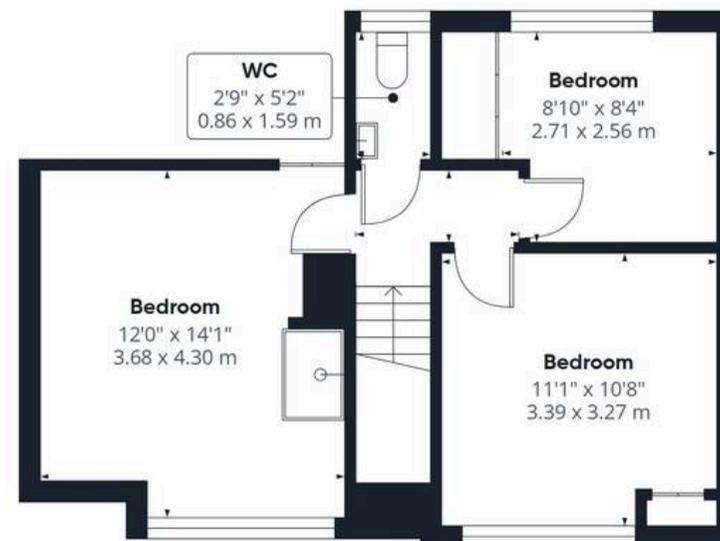
## THE GREAT OUTDOORS

The rear garden is a particular feature with its enclosed private feel, and large central lawned expanse which includes a range of mature planting and shrubbery, split into several sections. The garden also includes a timber built storage shed, gated access to front and detached garage with an up over door to front, window to rear, door to side, power and lighting.





Ground Floor



Floor 1

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

1208 ft<sup>2</sup>  
112.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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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