



The Ridings, Poringland - NR14 7PS



The Ridings

Poringland, Norwich

Offered on a 75% SHARED EQUITY BASIS with NO RENT to PAY, this beautifully presented SEMI-DETACHED HOME is located within a sought-after Norfolk Homes development and provides an excellent opportunity for first-time buyers or those seeking a MODERN, LOW-MAINTENANCE LIFESTYLE. Upon entering the property, a welcoming HALL ENTRANCE leads to a convenient cloakroom W.C. The spacious 15' SITTING ROOM is flooded with NATURAL LIGHT and features BUILT-IN STORAGE, making it ideal for relaxing or entertaining guests. The heart of the home is the impressive 14' KITCHEN/DINING ROOM, finished to a high specification and equipped with CONTEMPORARY FITTINGS. FRENCH DOORS open directly from this space, seamlessly connecting the indoors with the outdoors. Upstairs, TWO GENEROUS DOUBLE BEDROOMS provide ample space for family or guests, while the stylish FAMILY BATHROOM includes a SHOWER over the bath, offering both comfort and practicality. The REAR GARDEN is designed for easy upkeep and year-round enjoyment. A PATIO SEATING AREA extends directly from the kitchen, perfect for alfresco dining or morning coffee. Raised timber sleepers enclose mature planting, creating a sense of privacy and tranquillity, while a shingled section and a further plum slate seating area offer additional spaces for relaxation or entertaining. Beyond the gate, you will find a CAR PORT providing covered parking for one vehicle, with an additional parking space directly opposite.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- 75% Shared Equity Home with No Rent to Pay!
- Quality Norfolk Homes Built Semi-Detached Home
- Hall Entrance with W.C
- 15' Sitting Room with Built-in Storage
- 14' High Specification Kitchen/Dining Room with French Doors
- Two Double Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens, Parking & Car Port

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 other villages and hamlets close by offering further walks and public houses.



SETTING THE SCENE

Set back from the road and approached via a lawned front garden, a range of mature planting can be found, with access leading to the main entrance path and front door. Parking can be found within the communal car park to the rear of the property, where a car port leads to a gated access to the garden.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring underfoot, while stairs rise to the first floor landing. A door leads off to a useful ground floor W.C - finished with a white two piece suite and tiled splash-backs. The main sitting room enjoys a front facing window with fitted carpet underfoot and built-in storage cupboard under the stairs, with an arch opening taking you to the kitchen/dining room beyond - with wood effect flooring underfoot and French doors leading out to the garden. The kitchen includes a u-shaped arrangement of high gloss wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric double oven. Space is provided for general white goods including a fridge freezer, dishwasher and washing machine, with ample room for a dining table.

Heading upstairs, the carpeted landing includes a built-in double airing cupboard with loft access hatch above. Doors lead off to the two double bedrooms - both finished with fitted carpet and uPVC double glazing with the larger bedroom including a built-in storage cupboard and two front facing windows. Completing the property is a family bathroom with contrasting tiled splash-backs and a white three piece suite including a mixer shower tap over the bath, with a heated towel rail and wood effect flooring.

FIND US

Postcode : NR14 7PS

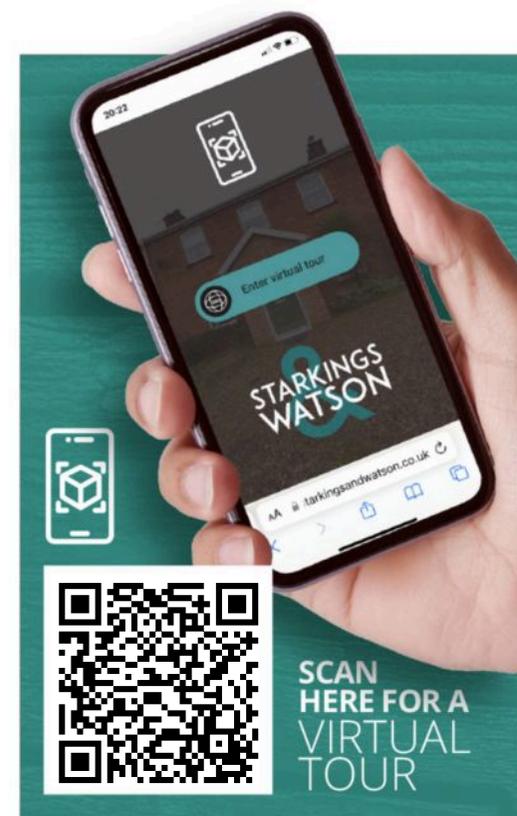
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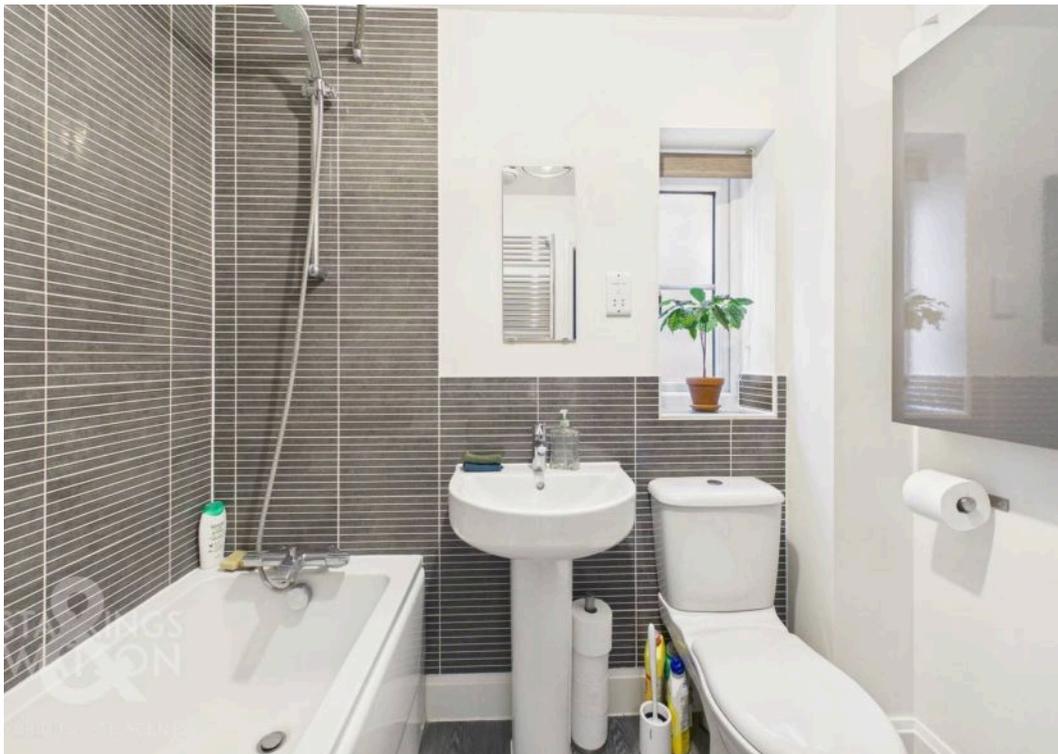
VIRTUAL TOUR

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

AGENTS NOTES

A small annual service charge is applicable for the property insurance.



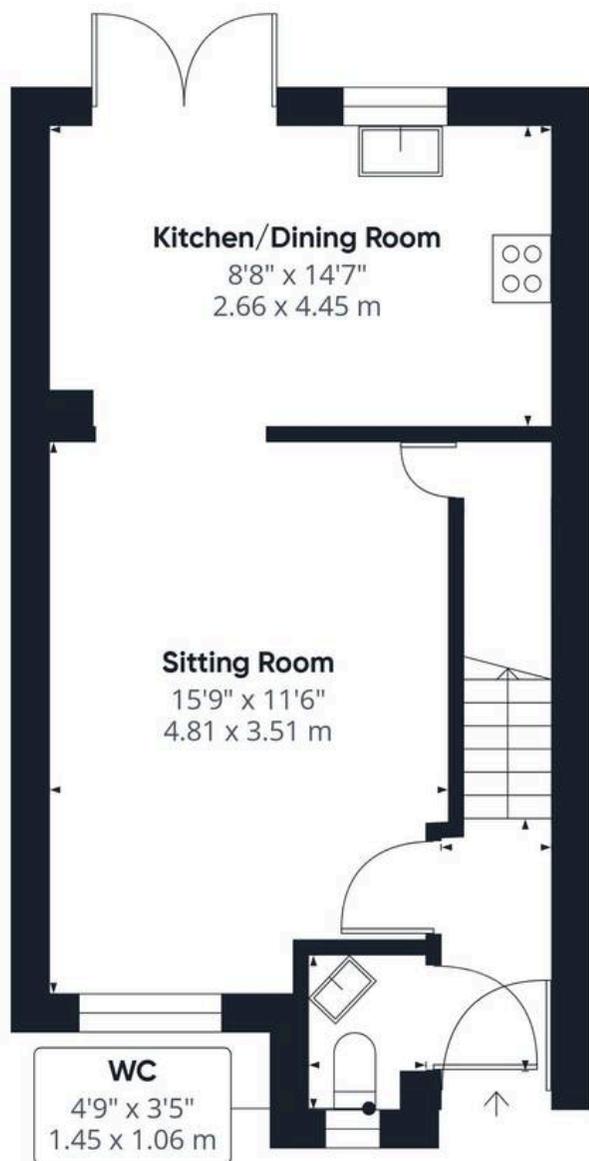




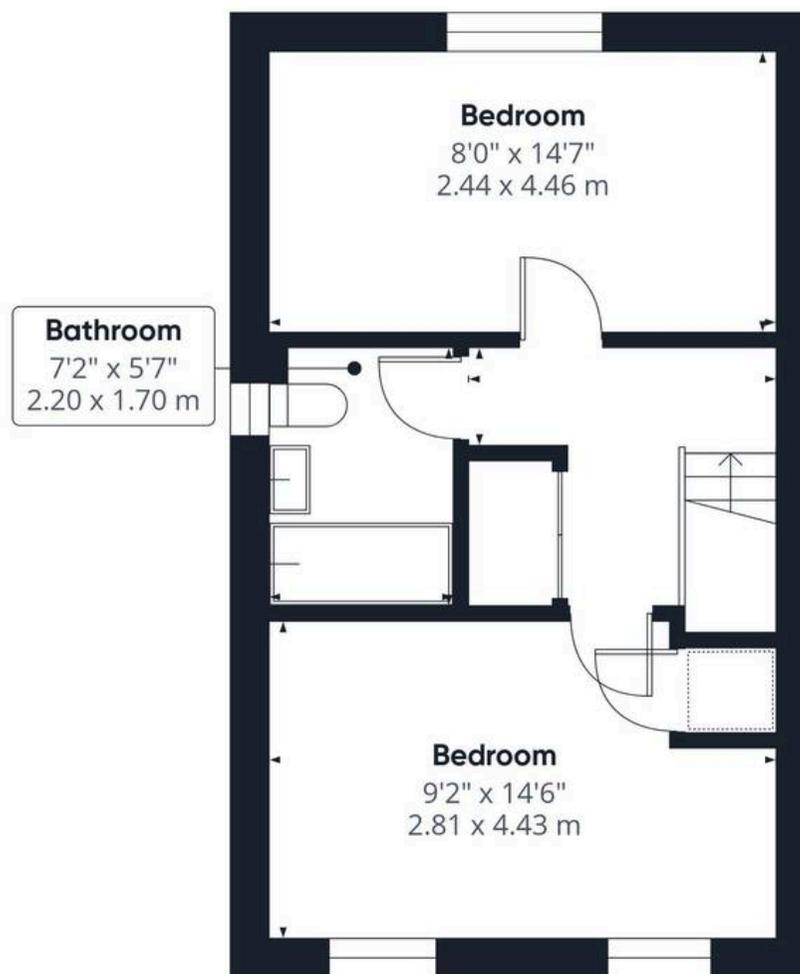
THE GREAT OUTDOORS

The rear garden offers a low maintenance feel with a patio seating area extending from the kitchen. French doors with raised timber sleepers enclose a range of mature planting, with a shingled section to the garden along with a further plum slate seating area creating a focal point to the space. Steps lead up to the gated access, where the carport and drive can be found. The carport offers covered parking for one vehicle, with further parking directly opposite for a second vehicle.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

707 ft²
65.7 m²

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