



Blackthorn Way, Poringland - NR14 7WD

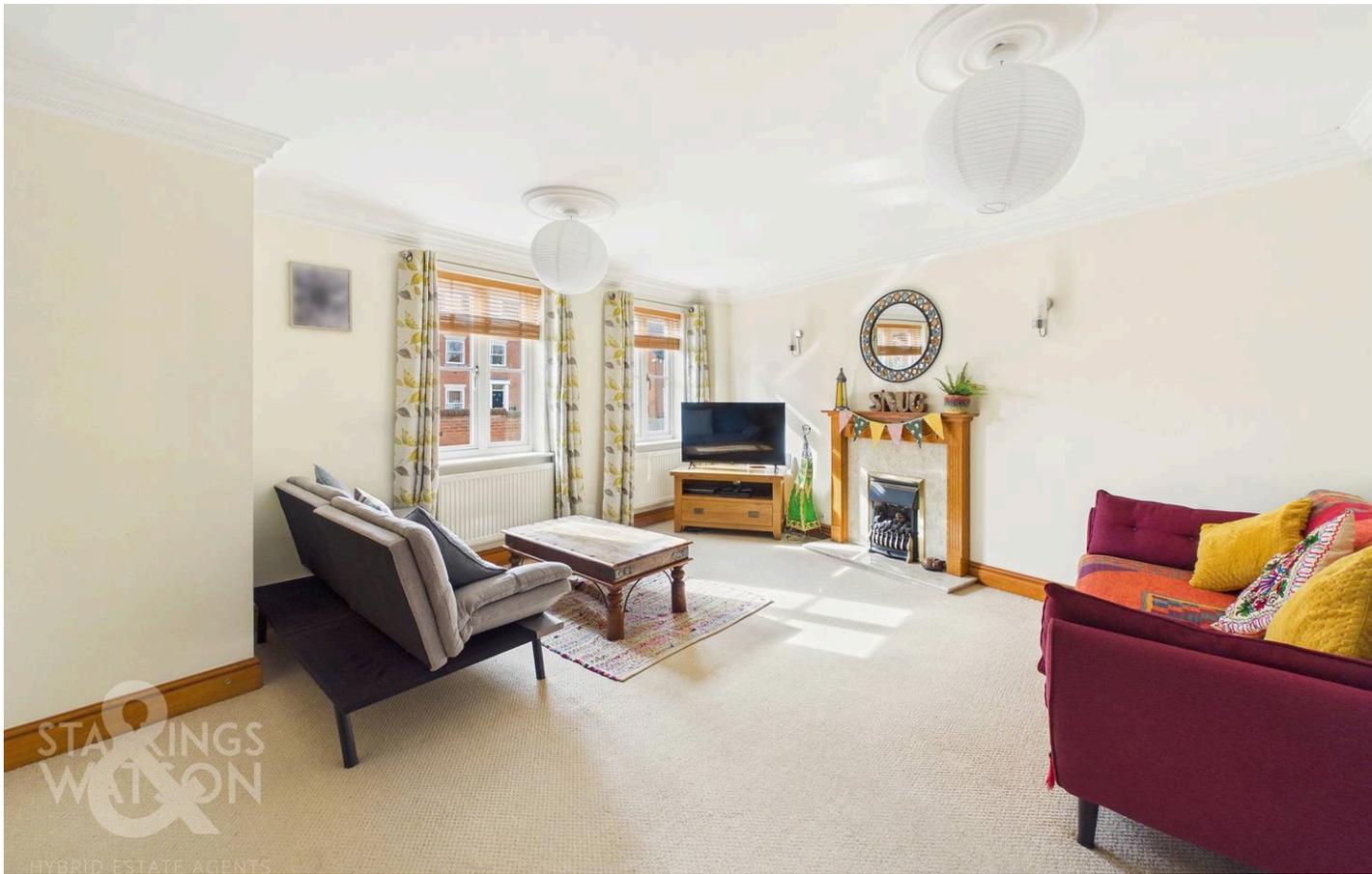
**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS

Blackthorn Way

Poringland, Norwich

This well-presented END-TERRACE HOME offers approximately 810 sq. ft (stms) of versatile accommodation, ideally positioned CLOSE to LOCAL AMENITIES. The property welcomes you with an ENTRANCE HALL and W.C, leading to a bright 14' SITTING ROOM featuring TWIN FRONT-FACING WINDOWS that flood the space with natural light. The heart of the home is the 15' KITCHEN/DINING ROOM, designed for MODERN LIVING and perfect for both casual meals and entertaining. From here, double doors open into a CONSERVATORY that provides lovely views over the rear garden, creating a tranquil setting to relax in all seasons. Upstairs, you will find TWO WELL-PROPORTIONED BEDROOMS, each benefiting from BUILT-IN WARDROBES that offer ample storage. The principal bedroom enjoys the added luxury of an EN SUITE SHOWER ROOM, while a family bathroom serves the rest of the household. Additional features include gas central heating, double glazing throughout, and a practical layout suited to a range of buyers, from first-time purchasers to downsizers.



The REAR GARDEN provides a PRIVATE and SECURE environment for relaxation and recreation. With a FULL WIDTH PATIO, the garden offers a WALLED BOUNDARY to one side, with a gate to the RESIDENTS PARKING, where the DRIVEWAY and GARAGE can be found.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- End-Terrace Home Close to Local Amenities
- Approx. 810 Sq. ft (stms) of Accommodation
- 14' Sitting Room with Twin Front Facing Windows
- 15' Kitchen/Dining Room
- Conservatory with Garden Views
- Two Bedrooms with Built-In Wardrobes
- En Suite & Family Bathroom
- Enclosed Gardens, Driveway & Garage

Situated on the Norfolk Homes development within the South Norwich village of Poringland, 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

With a low maintenance shingled frontage, access leads directly from the road with the garage and parking located within the rear residents parking area.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing, and all leading off to a useful ground floor W.C. The main living space is a fantastic size and features a gas coal effect fire, with twin front facing windows for excellent natural light. Fitted carpet runs underfoot, with storage under the stairs, and double doors opening up to the kitchen/dining room. Offering a u-shaped arrangement of wall and base level units, cooking appliances include an inset gas hob and built-in electric double oven, with tiled splash-backs running around the work surface. Space is provided for a fridge freezer, washing machine and dishwasher, with ample room for a dining table. Further French doors open up to the conservatory which extends the living space with wood effect flooring underfoot, windows to side and rear and French doors leading out to the rear garden.

Heading upstairs, the carpeted landing offers a side facing window for natural light and a built-in airing cupboard with loft access hatch above. Doors lead off to the two double bedrooms, both finished with fitted carpet and built-in wardrobes with the main bedroom also including a door to a private ensuite shower room, with a white three piece suite including a walk-in double shower cubicle, tiled splash-backs and heated towel rail. The family bathroom completes the property with a further white three piece suite including wood effect flooring and tiled splash-backs, along with a heated towel rail.

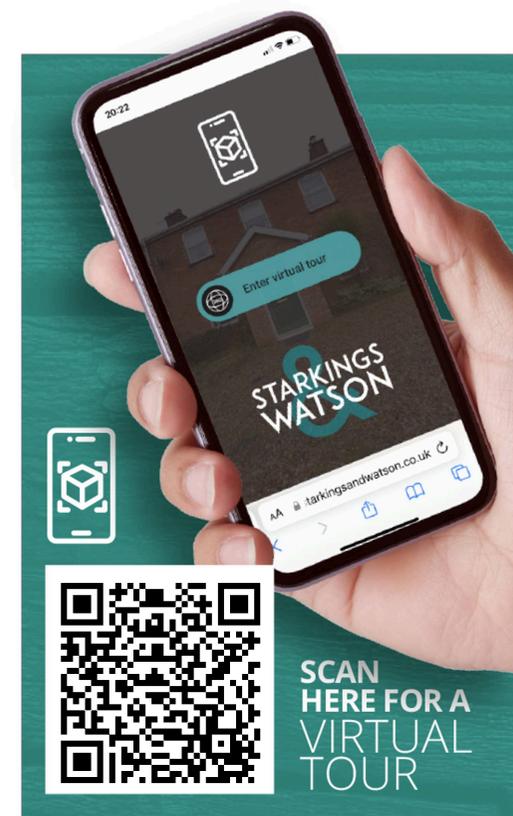
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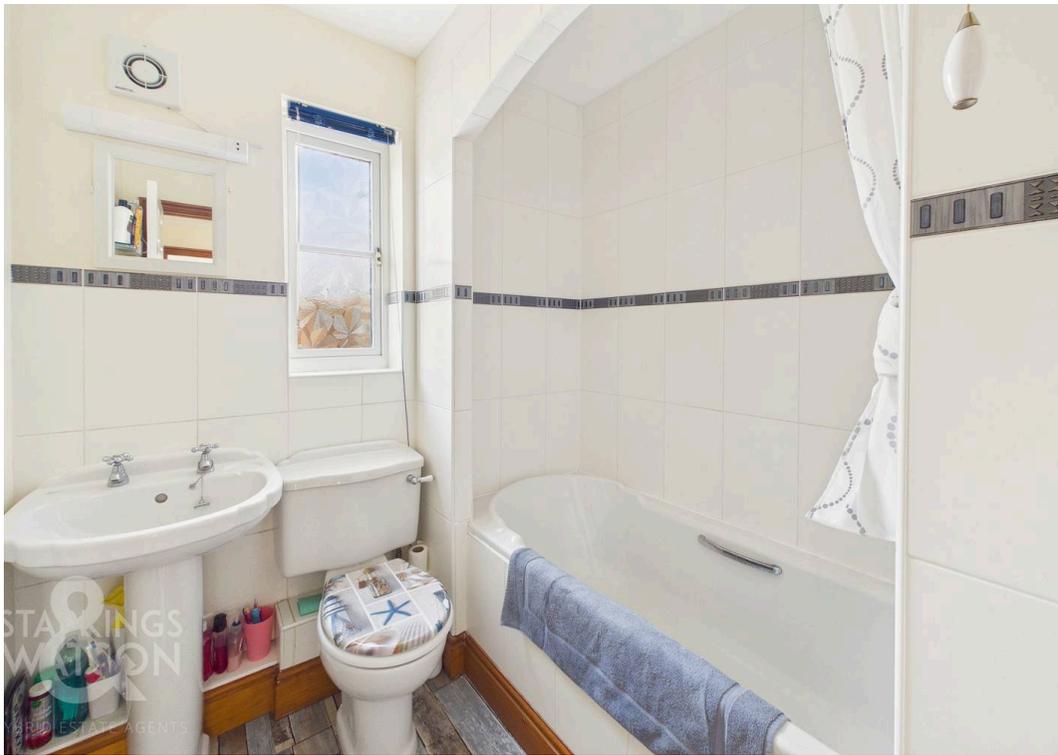
Postcode : NR14 7WD

What3Words : ///steadily.stall.repair

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Heading outside, the rear garden offers a low maintenance private and secluded garden, with brick walling to the side and rear, and timber fencing to the left hand boundary. A large full width patio extends from the conservatory, with an area of shingle where steps lead to the gated rear access. From the gate a communal parking area leads to the private driveway and garage, with the garage accessed via an up and over door to front, with storage above.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

810 ft²
75.3 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.