




HUNTERS[®]
HERE TO GET *you* THERE

127 The Street, Poringland, Norwich, NR14 7RP
Offers In Excess Of: £220,000



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	54
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Frequently Asked Questions

Council Tax Band : Unconfirmed
Heating System : Unconfirmed
Year of Construction : Unconfirmed
Type of Windows : Unconfirmed

A rare opportunity has arisen to purchase this Grade II listed character home, situated within walking distance to local amenities and transport links. Offering versatile living accommodation with original features including exposed beams, feature inglenook fireplaces and pamment tiled flooring. Boasting an abundance of character and charm the accommodation is arranged over three floors. Comprising entrance hall, cloakroom, kitchen/breakfast room with feature inglenook fireplace and sitting/dining room to the ground floor, again with feature inglenook fireplace. The first floor offers three bedrooms with en-suite to the master and a family bathroom. Stairs lead to the third floor where there is attic space made up of two further rooms, which offer further flexibility and space. To the outside is off road parking.

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Poringland is a thriving South Norfolk village located within three miles of the Cathedral City of Norwich and within close proximity to the Norfolk Broads. The village offers a variety of local amenities including schooling which feeds the high school within the adjacent village of Framingham Earl, shops including a supermarket, post office, food outlets, village pub and doctors surgeries. The village is well served with excellent transport links including regular bus services, with access to Norwich, Bungay and beyond. Recreationally there are a number of local walks, including Poringland Wood, a playing field, and a children's playbarn. The City of Norwich remains the main commercial, cultural, retail, entertainment and transport link for the county with trains running regularly from here to London, Cambridge and the rest of the country.

DIRECTIONS

Leave Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Just past the A47 Norwich by-pass junction, keep right and take the B1332 signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first roundabout continue straight over, continue along The Street and straight over the second round about. Continue along the Street where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached via a hard-standing footpath leading to the main property with off-road parking.

ENTRANCE HALL

Pamment tiled flooring, exposed timber beams, thermostat heating control, opening to inner hallway, doors to:

CLOAKROOM

Two piece suite comprising low level W.C., wall mounted hand-wash basin, continued pamment tiled flooring, obscure double glazed window to front, extractor fan, exposed timber beams.

KITCHEN/BREAKFAST ROOM

4.44m (14' 7") x 3.3m (10' 10")

Fitted range of wall and base level units with complementary rolled edged work surfaces and inset one and a half bowl sink and drainer unit with mixer tap over, inset 'Whirlpool' gas hob with extractor fan over and built in 'Whirlpool' electric oven, tiled splash-backs, pamment tiled flooring, radiator, exposed timber beams, double glazed window to rear, television point, space for 'American' style fridge/freezer, and washing machine, integrated dishwasher, wall mounted 'Worcester' gas fired central heating boiler, space for table, window to hallway x2, feature inglenook fireplace with decorative bread/pizza maker.

INNER HALLWAY

Fitted carpet, radiator, double glazed window to front, stairs to first floor landing, door to:

SITTING ROOM

5.84m (19' 2") x 5.41m (17' 9")

Feature inglenook fireplace with decorative pizza and bread maker, oak wood flooring, radiator, double glazed window to side x2, double glazed window to rear, exposed timber beams, television and telephone point, wall lighting, solid wood feature doors.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, stairs to second floor landing, doors to:

DOUBLE BEDROOM

3.58m (11' 9") x 3.33m (10' 11")

Fitted carpet, radiator, double glazed window to rear, television point, exposed timber beams.

FAMILY BATHROOM

Three piece suite comprising low level W.C., pedestal hand-wash basin, panelled bath, tiled splash-backs, tile effect flooring, radiator, obscure double glazed window to front, smooth ceiling, extractor fan.

BEDROOM

2.95m (9' 8") x 2.18m (7' 2")

Fitted carpet, radiator, double glazed window to front, exposed timber beams.

DOUBLE BEDROOM

3.99m (13' 1") x 3.15m (10' 4")

Fitted carpet, radiator, double glazed window to rear and side, television point, exposed timber beams, door to:

EN-SUITE

Three piece suite comprising low level W.C., pedestal hand-wash basin, shower cubicle with thermostatically controlled shower, tile effect flooring, smooth ceiling with exposed timber beams, obscure double glazed window to rear, extractor fan.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, doors to:

ATTIC ROOM 1

4.14m (13' 7") x 4.09m (13' 5")

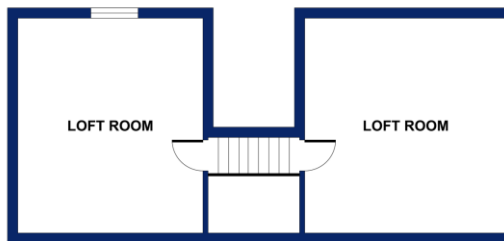
Fitted carpet, double glazed window to side.

ATTIC ROOM 2

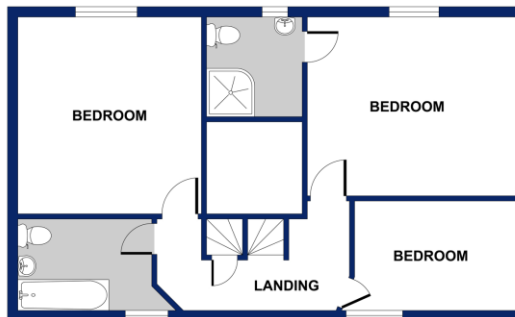
3.86m (12' 8") x 3.33m (10' 11")

Fitted carpet, double glazed window to rear, original feature window to side, exposed timber beams.

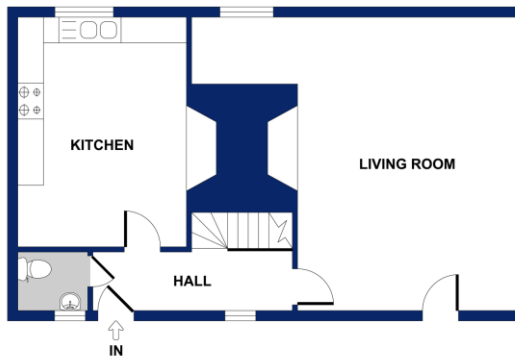
**To arrange an accompanied viewing please call
01508 491772.**



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Total approx area:
139 sq. m
1496 sq. ft.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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