

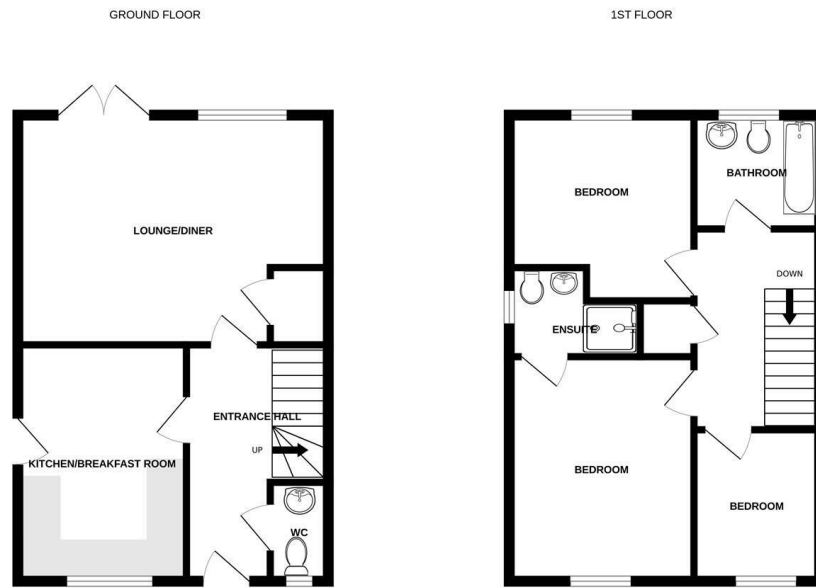


**4 Wellesley Close | Poringland | Norwich | NR14 7XH**

**Guide Price £270,000**

**\*\* GUIDE PRICE £270,000 - £290,000 MODERN FAMILY HOME WITH AN OUTSIDE STUDIO OFFERING MULTIPLE USES \*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after village of Poringland. Accommodation comprising entrance hall, lounge/diner, kitchen/breakfast room, and WC to the ground floor. On the first floor there are THREE BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a LARGE DRIVEWAY providing off road parking leading to a SINGLE DETACHED GARAGE. To the rear there is an enclosed lawned rear garden and a timber built OUTSIDE STUDIO currently being used as a bar. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Location

The popular village of Poringland, lies to the south of Norwich, offering a full selection of amenities including schooling, shops, popular local pubs, restaurants and great access to the A47 Southern Bypass. There are also good links to the University of East Anglia, Norfolk & Norwich University Hospital, A11 and public transport links in and out of the City Centre

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge/diner, kitchen/breakfast room, WC and stairs to the first floor.

**Lounge/Diner 16'9" x 12'5"**

**Kitchen/Breakfast Room 12'11" x 9'1"**

**WC 6'5" x 4'5"**

#### First Floor Landing

Doors to three bedrooms and bathroom.

**Bedroom One 12'2" x 10'0"**

**En-Suite 7'10" x 4'9"**

**Bedroom Two 10'4" x 10'0"**

**Bedroom Three 8'2" x 6'9"**

**Bathroom 6'9" x 6'0"**

#### Outside Front

Large driveway providing off road parking and a single detached garage.

### Outside Rear

Lawned garden, outside studio, enclosed by fencing with side gate access.

### Local Authority

South Norfolk District Council, Tax Band C.

### Tenure


Freehold

### Utilities

Superfast fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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