



42 All Saints Road | Poringland | Norwich | NR14 7TA

Guide Price £270,000

****GUIDE PRICE £270,000 - £280,000 DETACHED HOUSE IN A QUIET CUL-DE-SAC**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after village of Poringland. Accommodation comprising entrance porch, lounge, MODERN KITCHEN/DINER and conservatory to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and shingled driveway providing OFF ROAD PARKING. To the rear there is a GARAGE with UTILITY ROOM and a private, secluded rear garden ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or small family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The services, fixtures and appliances shown here are not intended to be a guarantee, but to their availability or otherwise may be given. Made with MyPlan 12/2011

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 Porch

Door to:

Lounge 14'10" x 14'0"

Double glazed window, radiator, stairs to first floor.

Kitchen/Diner 14'9" x 9'5"

Fitted wall and base units with worktops over, sink and drainer, gas hob and fitted oven, space for fridge/freezer and dishwasher, double glazed window, radiator, door to:

Conservatory 12'2" x 9'6"

Double glazed construction with doors to garden.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'9" x 10'7"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 10'9" x 9'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 7'10" x 6'5"

Double glazed window, radiator.

Bathroom 6'6" x 6'5"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Lawned garden with mature plants and shrubs, large driveway providing off road parking.

Outside Rear

Lawned garden, mature plants and shrubs, patio seating area, enclosed by timber fencing with side gate access.

Utility Room 8'4" x 8'2"

Space for washing machine and tumble dryer.

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) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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