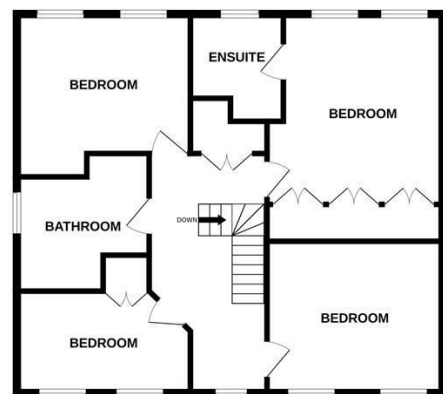
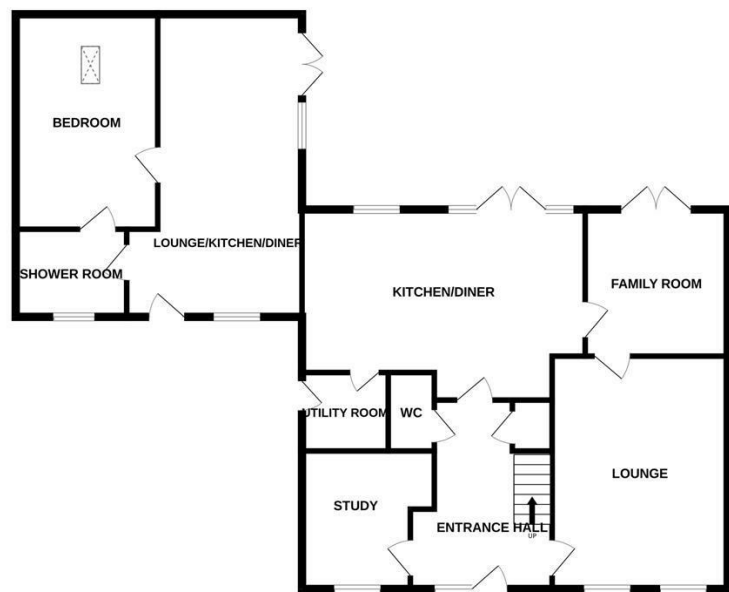
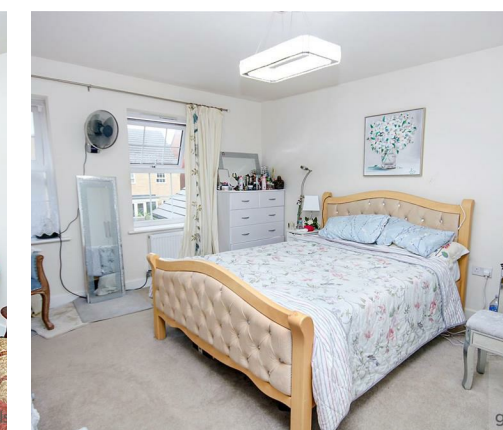


GROUND FLOOR

1ST FLOOR



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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4 Revel Burroughs Way | Poringland | Norwich | NR14 7UX

Guide Price £700,000

GUIDE PRICE £700,000-£720,000 ****TWO IN ONE LARGE DETACHED FAMILY HOME WITH A SEPARATE ANNEXE**** Gilson Bailey are delighted to offer this LARGE, MODERN, FOUR BEDROOM DETACHED HOUSE with a ONE BEDROOM ANNEXE situated in the highly sought after village of Poringland. Accommodation comprising entrance hall, lounge, family room, kitchen/diner, utility room, study and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. The annexe has an open plan lounge/kitchen/diner, one bedroom and a shower room. Outside there is a DRIVEWAY providing off road parking for two cars and an enclosed, lawned garden with a brick built storage space with potential to turn into a home office. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		96	97
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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, kitchen/diner, study, WC and stairs to first floor.

Lounge 16'6" x 12'5"

Two double glazed windows, two radiators.

Kitchen/Diner 20'1" x 13'5"

Fitted wall and base units with worktops over, sink and drainer, gas hob and fitted double oven, integrated fridge/freezer and dishwasher, PVC French doors, double glazed window, two radiators.

Family Room 10'5" x 10'2"

PVC French doors, radiator.

Utility Room 6'0" x 5'2"

Fitted wall and base units with worktops over, sink and drainer, integrated washing machine, space for tumble dryer, boiler, radiator, door to side.

Study 10'4" x 8'11"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, extractor fan.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'10" x 13'5"

Two double glazed windows, radiator, built in wardrobes.

En-Suite

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'0" x 11'10"

Two double glazed windows, radiator.

Bedroom Three 12'5" x 11'5"

Two double glazed windows, radiator.

Bedroom Four 12'5" x 8'4"

Two double glazed windows, radiator.



Bathroom

Panelled bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Annexe

Lounge/Kitchen/Diner 21'5" x 10'5"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer, double glazed window, doors to garden and driveway.

Bedroom 15'3" x 9'8"

Remote controlled Velux window, loft hatch with pull down ladder.

Shower Room

Large walk-in shower cubicle, low level WC, hand wash basin, extractor fan, double glazed window.

Outside Front

Driveway providing off road parking for two cars.

Outside Rear

Patio area leading to lawned garden, brick built storage with power and lighting (home office potential), enclosed by timber fencing.

Local Authority

South Norfolk District Council, Tax Band E.

Tenure

Freehold

Utilities

Ultrafast full fibre broadband available.
Mains water and electric.

