



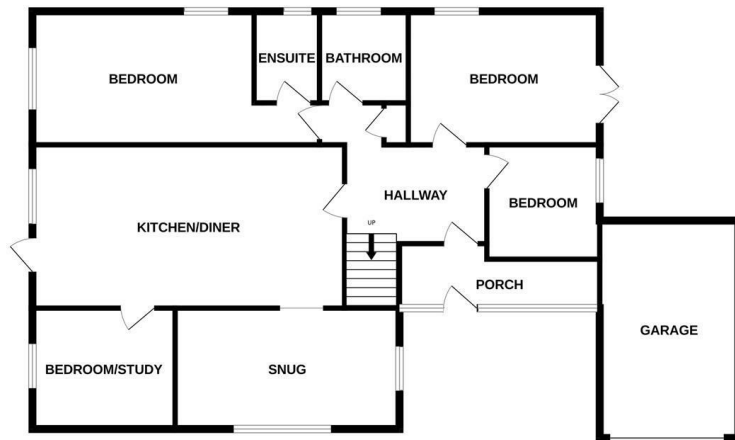
## 2 Springfields | Poringland | Norwich | NR14 7RG

**£350,000**

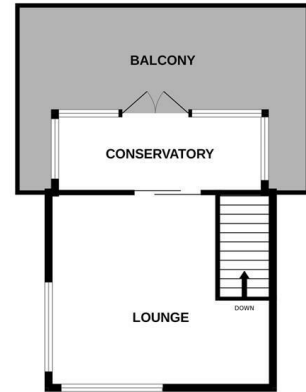
Beautifully positioned within walking distance of local amenities and excellent schools, this award-winning detached residence in the prestigious 'Springfields' development offers a rare opportunity to own a truly individual and architecturally designed home, boasting over 1,600 sq ft of versatile and stylish living space. Perfect for families and those who love to entertain, the spacious first floor has been thoughtfully designed to maximise natural light and flow, with the sitting room, conservatory, and balcony seamlessly connecting to create a truly impressive and sociable living area. Downstairs, the heart of the home is the generous open-plan kitchen diner, ideal for hosting family gatherings and opening directly onto the stunning wraparound garden. The flexible layout also includes a welcoming entrance hall, a practical porch for coats and shoes, a snug, and a study—both of which offer endless possibilities as additional bedrooms, playrooms, or home offices. With three well-proportioned bedrooms, including a principal with en-suite, and a stylish family bathroom, this home caters perfectly to modern living. Outside, the extensive and beautifully maintained garden offers privacy, space to relax, and a large terrace perfect for summer entertaining, all complemented by ample off-road parking and a sizable garage. Rarely does a home of this size, character, and location come to market—early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.



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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## 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:

### Hallway

Doors to kitchen/diner, three bedrooms and bathroom.

### Kitchen/Diner 21'4" x 12'1"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and dishwasher, radiator, double glazed window, door to rear.

### Snug 11'3" x 8'10"

Two double glazed windows, radiator.

### Bedroom One 21'4" x 9'11"

Two double glazed windows, radiator.

### En-Suite 6'9" x 4'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

### Bedroom Two 14'3" x 9'11"

Double glazed window, patio doors, radiator.

### Bedroom Three 8'11" x 8'3"

Double glazed window, radiator.

### Bedroom/Study 10'1" x 8'10"

Double glazed window, radiator.

### Bathroom 6'9" x 6'5"

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

### First Floor Landing

Open access to:

### Lounge 16'11" x 14'5"

Two double glazed windows, sliding patio doors, radiator.

### Conservatory 15'8" x 5'10"

Patio doors opening out to the sun terrace.

### Outside Front

Lawned garden and large driveway providing off road parking leading to a garage.

### Outside Rear

Large wrap-around lawned garden, mature plants and shrubs, patio seating area, enclosed by timber fencing with side gate access.

### Local Authority

South Norfolk District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</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	

### Local Authority

South Norfolk District Council, Tax Band D

### Tenure

Freehold

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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