

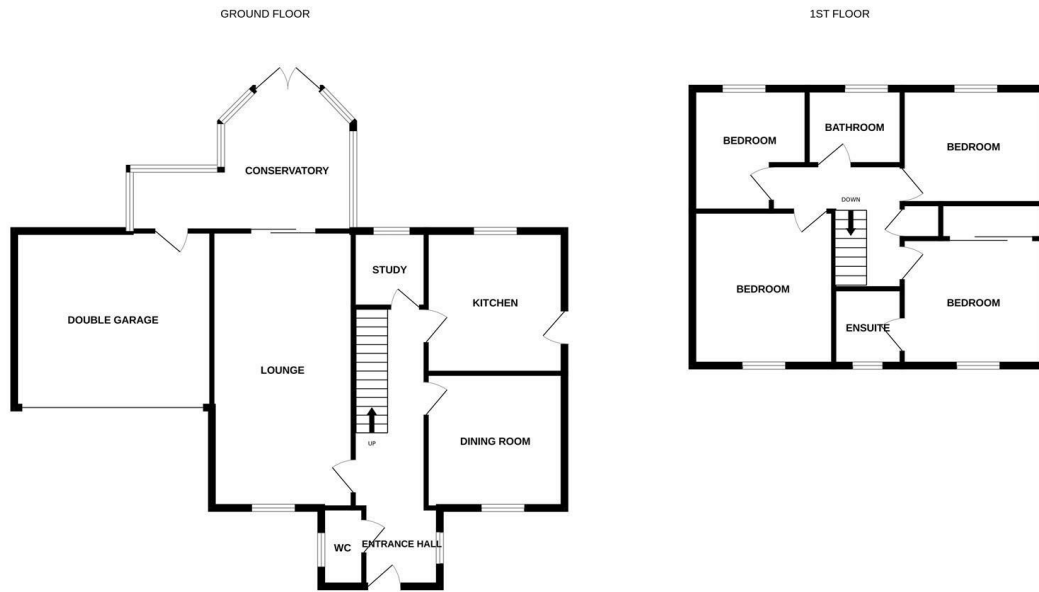


69 Norwich Road | Poringland | Norwich | NR14 7QX

£425,000

Gilson Bailey are delighted to offer this beautifully presented and extended four-bedroom detached family home, perfectly positioned in the sought-after village of Poringland with glorious field views. Offering generous and versatile living space, the ground floor comprises a welcoming entrance hall, spacious lounge, formal dining room, modern kitchen, study, conservatory and WC, while upstairs provides four bedrooms and a family bathroom off the landing, with the impressive principal bedroom enjoying its own en-suite shower room. Outside, a shared driveway leads to ample off-road parking and a double garage, while to the rear lies a truly stunning, mature and meticulously maintained garden, ideal for families and those who love outdoor living. Benefiting from double glazing, gas central heating and excellent condition throughout, this wonderful home offers the perfect blend of countryside outlook and village convenience, making it an outstanding family opportunity that must be viewed to be fully appreciated.





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, dining room, kitchen, study, WC and stairs to first floor.

Lounge 21'3" x 10'10"

Double glazed window, sliding patio doors, radiator.

Dining Room 10'8" x 9'11"

Double glazed window, radiator.

Kitchen 10'10" x 10'7"

Fitted wall and base units with worktops over, sink and drainer, range cooker, integrated fridge, washing machine and dishwasher, double glazed window, door to side.

Study 5'10" x 5'8"

Double glazed window, radiator.

Conservatory 17'2" x 10'11"

Double glazed construction with doors to garden, radiator, door to garage.

WC

Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 10'10" x 9'9"

Double glazed window, radiator, built in wardrobes.

En-Suite 5'11" x 5'5"

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

Bedroom Two 10'11" x 10'11"

Double glazed window, radiator.

Bedroom Three 10'9" x 8'10"

Double glazed window, radiator.

Bedroom Four 9'10" x 9'4"

Double glazed window, radiator.

Bathroom 7'3" x 5'9"

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

Outside Front

Small lawned garden with mature plants and shrubs and a driveway providing off road parking leading to a double garage.

Outside Rear

Patio area, lawned garden, mature plants and shrubs, timber shed, enclosed by timber fencing with side gate access.

Local Authority

South Norfolk District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk District Council, Tax Band C

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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