

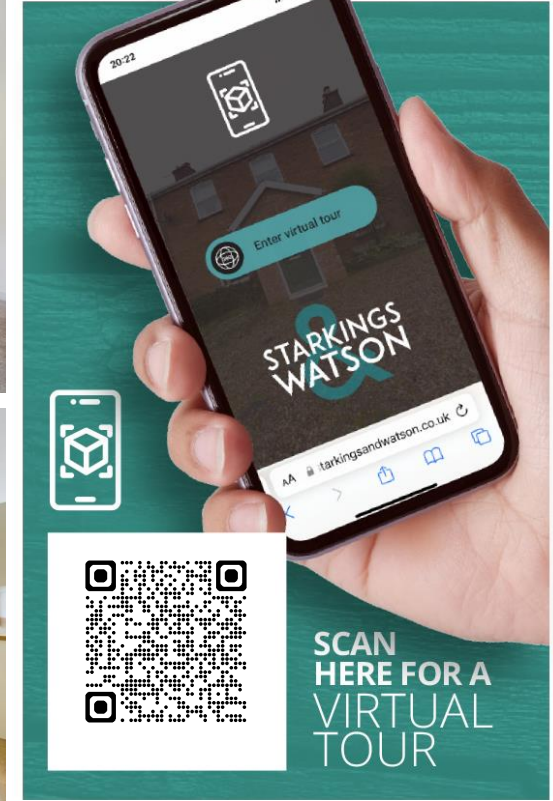
PLEASANTS AVENUE

Poringland, Norwich NR14 7FG

Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336226

PROPERTY
TO LET



arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

The Property
Ombudsman

For our full list of available properties, or
for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
(HONOURS)
AWARDED FOR
MARKETING | SERVICE | RESULTS

BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS
AWARDED FOR
MARKETING | SERVICE | RESULTS

STARKINGS
WATSON

- Modern Build End-Terrace Home
- Over 925 Sq. ft (stms)
- Hall Entrance with W.C
- 18' Sitting/Dining Room
- 16' Sitting Room
- Three Bedrooms
- En Suite & Family Bathroom
- Allocated Parking

IN SUMMARY

This MODERN NORFOLK HOMES BUILT end-terrace home enjoys some 926 Sq. ft (stms) of accommodation and ALLOCATED PARKING. With a CLEAN and FRESH INTERIOR, underfloor heating runs through the ground floor, along with several noticeable HIGH SPECIFICATION FINISHES such as the internal doors and glazed staircase. The accommodation comprises a hall entrance with W.C, OPEN PLAN KITCHEN/DINING ROOM with ample space for a table and general seating, along with a formal SITTING ROOM with DUAL ASPECT VIEW and French doors to the garden. Upstairs, THREE BEDROOMS lead off the landing, ALL WITH BUILT-IN WARDROBES, with an EN SUITE leading from the main bedroom, and a separate FAMILY BATHROOM.

SETTING THE SCENE

Planted borders run around the front and side of the property, with low maintenance shingle and a paved pathway to the front door. Allocated parking can be found to the front for two vehicles.

THE GRAND TOUR

With wood effect flooring and a recessed door mat, the hall entrance is accessed via a part glazed door, with access to the main living space. Also leading off is a useful W.C with a two piece suite, built-in storage and the electric fuse box. An L-shaped room, the kitchen/dining room is a great size with wood effect flooring and space for dining and entertaining. The kitchen units are formed in a U-shape, with an inset gas hob and built-in electric double oven, along with space for general white goods. The stairs rise up to the first floor with an exposed wood hand rail and glazed balustrades. A further door leads to the sitting room with dual aspect windows including French doors to the rear garden. Flooded with natural light and offering panoramic garden views, the sitting room is finished with fitted carpet and under floor heating. Heading upstairs and with a window to side, a built-in double airing cupboard leads off, with doors to the three bedrooms. The main bedroom sits to the front with a built-in wardrobe, and an en suite leads off, with a contemporary three piece suite comprising a low level W.C, wall mounted hand wash basin with storage under and double shower cubicle. Wood effect flooring runs under foot whilst a heated towel rail is wall mounted. The second and third bedrooms are also carpeted, with windows to rear and built-in double wardrobes. Serving the other bedrooms, the family bathroom is finished in a similar style, with a three piece suite, shower over the bath and tiled splash backs.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



THE GREAT OUTDOORS

The garden is enclosed with timber panelled fencing, whilst being laid to lawn and finished with a patio area. Gated access leads to the front parking.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Poringland, the village itself offers every amenity a family could need including doctors, dentist, shops, schools and regular bus links to Norwich. Still a rural village, various walks and parks can be enjoyed, with various other villages and hamlets close by with further walks and public houses.

FIND US

Postcode : NR14 7FG

What3Words : ///adopting.corner.windpipe

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

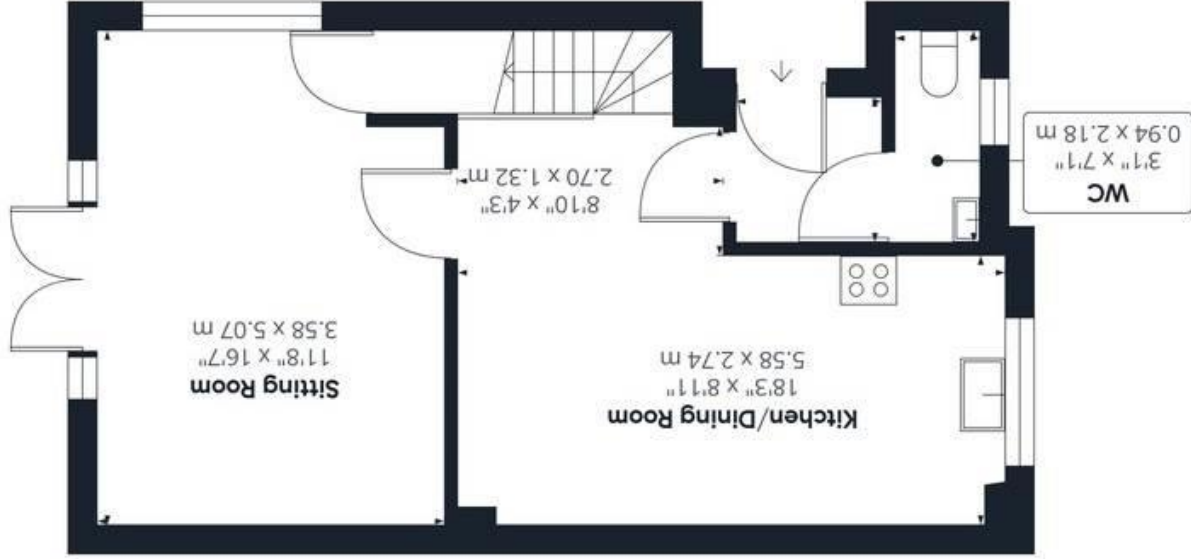
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Approximate total area^m
 926.56 ft²
 86.08 m²

(1) Excluding balconies and terraces.

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.