



Stoke Road, Poringland - NR14 7JN





## Stoke Road

Poringland, Norwich

Occupying a prominent position close to amenities, this modern SEMI-DETACHED COTTAGE exudes CHARM with its CHARACTER FEATURES and contemporary comforts. Spanning over 1160 sq. ft (stms), this home boasts a 19' DUAL ASPECT SITTING ROOM, a snug/study, and a 14' KITCHEN/DINING ROOM with a separate utility room - perfect for both relaxing and entertaining. The HALL ENTRANCE offers storage, with a useful W.C. Upstairs, three well-appointed bedrooms await, along with an EN SUITE and FAMILY BATHROOM, providing ample space for the whole family to enjoy. With a GARAGE and TANDEM DRIVEWAY, this property offers convenient parking options for multiple vehicles, further enhancing its appeal. For those who relish the GREAT OUTDOORS, this property does not disappoint. Step outside to discover an enclosed lawned space with timber panel fencing at the rear, offering a secure and PRIVATE AREA for outdoor activities.

Council Tax band: C

Tenure: Freehold

- Semi-Detached Cottage
- Over 1160 Sq. ft (stms) of Accommodation
- 19' Dual Aspect Sitting Room
- Snug/Study
- 14' Kitchen/Dining Room with Separate Utility
- Three Bedrooms
- En Suite & Family Bathroom
- Garage & Tandem Driveway

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.

#### SETTING THE SCENE

Set behind low level brick walling, this semi-detached cottage offers a low maintenance frontage with an adjacent shingle driveway offering parking both to the side and front of the property, where the detached garage can also be found.





## THE GRAND TOUR

Once inside, a welcoming hall entrance is finished with wood effect flooring underfoot including stairs which rise to the first floor landing with a useful built-in storage cupboard below, blending modern living and character with exposed timber beams throughout the property. The ground floor accommodation starts with the main living space. The dual aspect sitting room includes front facing window and rear facing door onto the garden with fitted carpet underfoot. Adjacent a ground floor study or snug can be found once again facing towards the front with fitted carpet underfoot. The open plan kitchen/dining room is a real feature for the property with ample space for a dining table on the wood effect flooring. Tiled flooring flows into the kitchen where an L-shaped arrangement of wall and base level units can be found with space for a gas cooker and dishwasher, along with a range of built-in storage cupboards and shelving to one side, and a door taking you to the adjacent utility room. The utility room includes a ceramic butler sink and wall mounted gas fired central heating boiler with space for a washing machine. A door takes you to the driveway whilst a further door takes you to the ground floor W.C with a white two piece suite with tiled splash-backs and flooring.

Heading upstairs, the carpeted landing includes a useful built-in storage cupboard with doors taking you to the three double bedrooms all finished with fitted carpet and double glazing. The second bedroom includes a built-in wardrobe with double doors and a further built-in storage cupboard. The main bedroom enjoys a private en suite shower room with a white three piece suite including tiled splash backs and wood effect flooring. Completing the property is the family bathroom also including a white three piece suite with splash backs and wood effect flooring.

## FIND US

Postcode : NR14 7JN

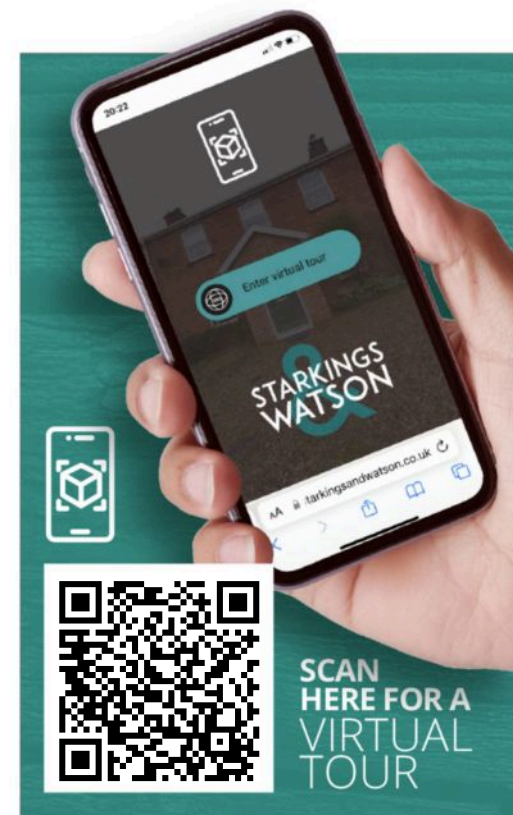
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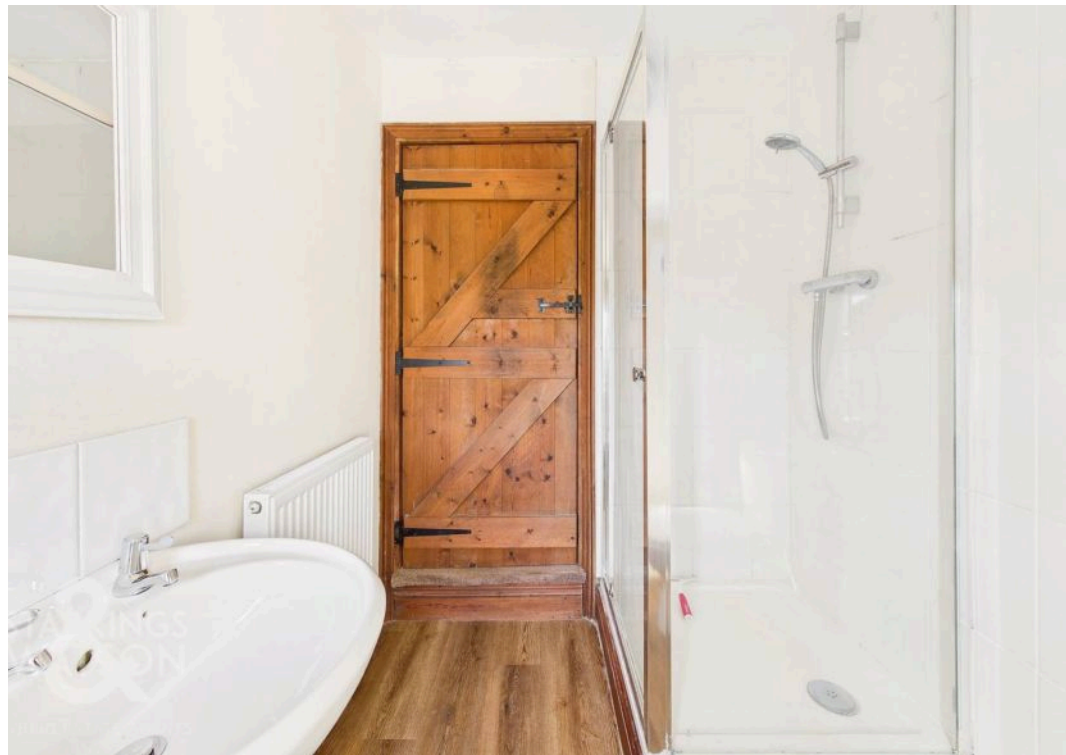
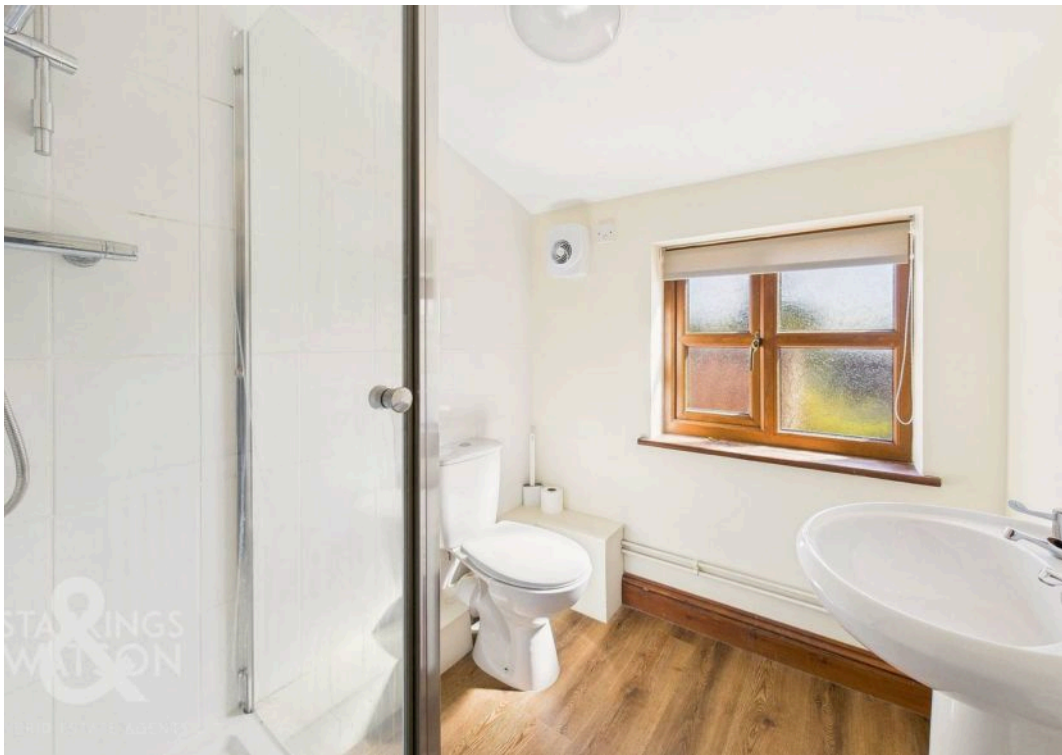
## VIRTUAL TOUR

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

## AGENTS NOTES

The landlord has a right of access via the driveway to access a parcel of land to the rear of the property on foot.





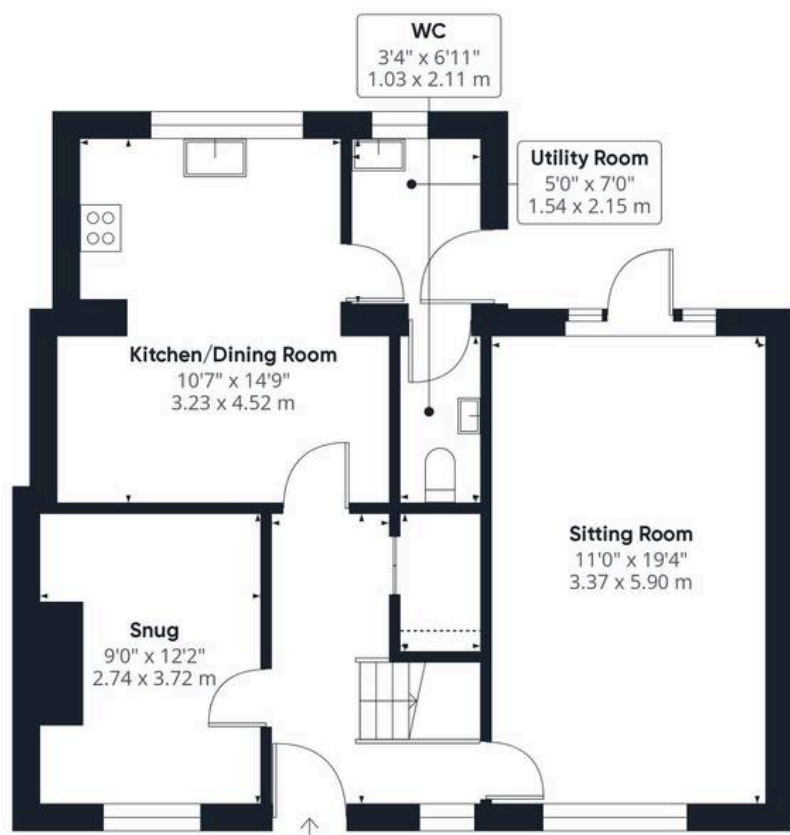




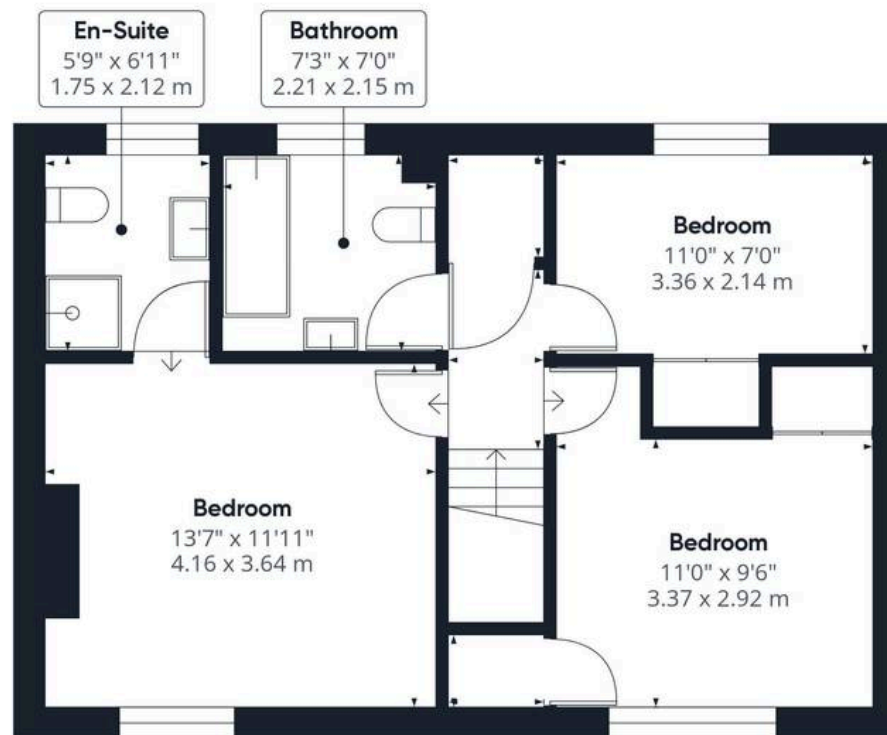
## THE GREAT OUTDOORS

Offering an enclosed lawned space with timber panel fencing to the rear, an access gate leads to the driveway, with a patio area extending from the sitting room door, whilst a pathway takes you to the adjacent garage. The garage offers excellent storage with an up and over door to front, door to side, storage above, power and lighting.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1160.05 ft<sup>2</sup>  
107.77 m<sup>2</sup>

**Reduced headroom**

2.64 ft<sup>2</sup>  
0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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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.