



Spruce Crescent, Poringland - NR14 7UA





## Spruce Crescent

Poringland, Norwich

Tucked away in a CUL-DE-SAC SETTING, this semi-detached home offers OFF ROAD PARKING and an adjacent GARAGE. With a NEUTRAL DECOR internally, the property is finished with gas fired CENTRAL HEATING and DOUBLE GLAZING. The HALL ENTRANCE keeps the accommodation warm and cosy, with a cloakroom, SITTING ROOM and KITCHEN/DINING ROOM to the ground floor. PATIO DOORS open to the rear garden. Upstairs, TWO DOUBLE BEDROOMS lead off the sitting room, with the family bathroom offering a SHOWER over the bath. The LOFT ROOM is great storage or an ideal HOBBY ROOM. The rear gardens are LOW MAINTENANCE, designed to enhance outside entertaining, whilst remaining PRIVATE.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





- Semi-Detached Home
- Hall Entrance with Cloakroom
- Kitchen/Dining Room
- Patio Doors to Rear
- Two Double Bedrooms
- Family Bathroom
- Low Maintenance Gardens
- Garage & Tandem Driveway

Situated in a cul-de-sac location within the South Norwich village of Poringland, Spruce Crescent is tucked away off the main through road in 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

A low maintenance garden can be found to front, with parking and the single garage adjacent, with access leading to the main entrance.

#### FIND US

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## THE GREAT OUTDOORS

The rear garden offers a low maintenance finish, with a brick-weave pathway bordered by shingle, and mature planted borders. Enclosed with timber panelled fencing and mature hedging, a patio leads from the kitchen patio doors, with a further patio at the end boundary. Gated access leads to the side and garage.







**Ground Floor**  
**Approximate Floor Area**  
**339 sq. ft**

**First Floor**  
**Approximate Floor Area**  
**303 sq. ft**  
**(28.14 sq. m)**

**STARKINGS & WATSON** (31.49 sq. m)  
Approx. Gross Internal Floor Area 642 sq. ft / 59.63 sq. m





## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

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