



Ponsonby Way, Poringland - NR14 7FJ



## Ponsonby Way

Poringland, Norwich

Tucked away in a CUL-DE-SAC SETTING, this NEW BUILD END TERRACE HOME offers the perfect blend of modern living and comfort. As you step inside, you are greeted by the warmth of UNDER FLOOR HEATING, setting the tone for a cosy atmosphere throughout. The hall entrance with a convenient W.C leads you to a light and bright front-facing SITTING ROOM, perfect for relaxing after a long day. Make your way to the heart of the home, the OPEN PLAN KITCHEN/DINING ROOM, where French doors open up to the lawned garden, inviting natural light to flood the space. Upstairs, TWO DOUBLE BEDROOMS with fitted WARDROBES provide ample storage space, with the main bedroom boasting an EN SUITE for added convenience. A family bathroom completes the upper level, ensuring everyone has their own space to unwind. A patio area extends from the rear French doors, offering the ideal spot for al fresco dining or simply basking in the sun. Outdoor water and lighting are conveniently installed, enhancing the functionality of the lawned space.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- New Build End-Terrace Home
- Ground Floor Underfloor Heating
- Hall Entrance with W.C
- Light & Bright Front Facing Sitting Room
- Open Plan Kitchen/Dining Room
- French Doors to the Lawned Garden
- Two Double Bedrooms with Fitted Wardrobes
- En Suite & Family Bathroom

Situated on a new development within the South Norwich village of Poringland, Ponsonby Way is tucked away at the back of the development. 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

Tucked away at the end of a cul-de-sac with a planted front garden, a footpath takes you to the main entrance door. A brick-weave driveway to the side provides tandem parking for two vehicles, and a useful storage area, with gated access leading to the rear garden.





## THE GRAND TOUR

Once inside, the the hall entrance is finished with wood effect flooring and a barrier doormat with underfloor heating and stairs rising to the first floor landing. The first door on your right hand side takes you to the ground floor W.C complete with a white two piece suite including storage under the hand wash basin and tiled splash-backs. The main sitting room is finished with fitted carpet and underfloor heating, with a large front facing window and useful built-in storage cupboard under the stairs. An opening takes you to the adjacent kitchen/dining room which offers a modern range of wall and base level units, with integrated cooking appliances including an inset gas hob and built-in electric double oven with matching up-stands and an extractor found above. Space is provided for a fridge freezer, dishwasher and washing machine, with wood effect flooring and underfloor heating underfoot, whilst French doors take you out to the rear garden.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch above, with the doors taking you to the two bedrooms and family bathroom - comprising a contemporary white three piece suite including a low level WC with a hidden cistern, hand wash basin with built-in storage below and a panelled bath with a mixer shower tap. The second bedroom enjoys garden views to the rear with a built-in wardrobe, whilst the main bedroom also includes fitted carpet and a built-in wardrobe and a door to a private en suite. The en suite shower room is finished in a similar style to the main bathroom with storage under the hand wash basin, walk-in shower cubicle with a twin head thermostatically controlled rainfall shower and heated towel rail.

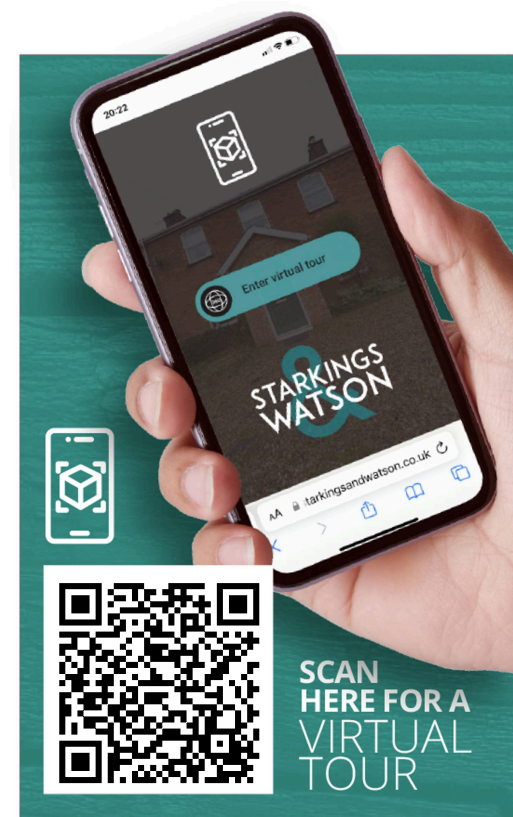
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

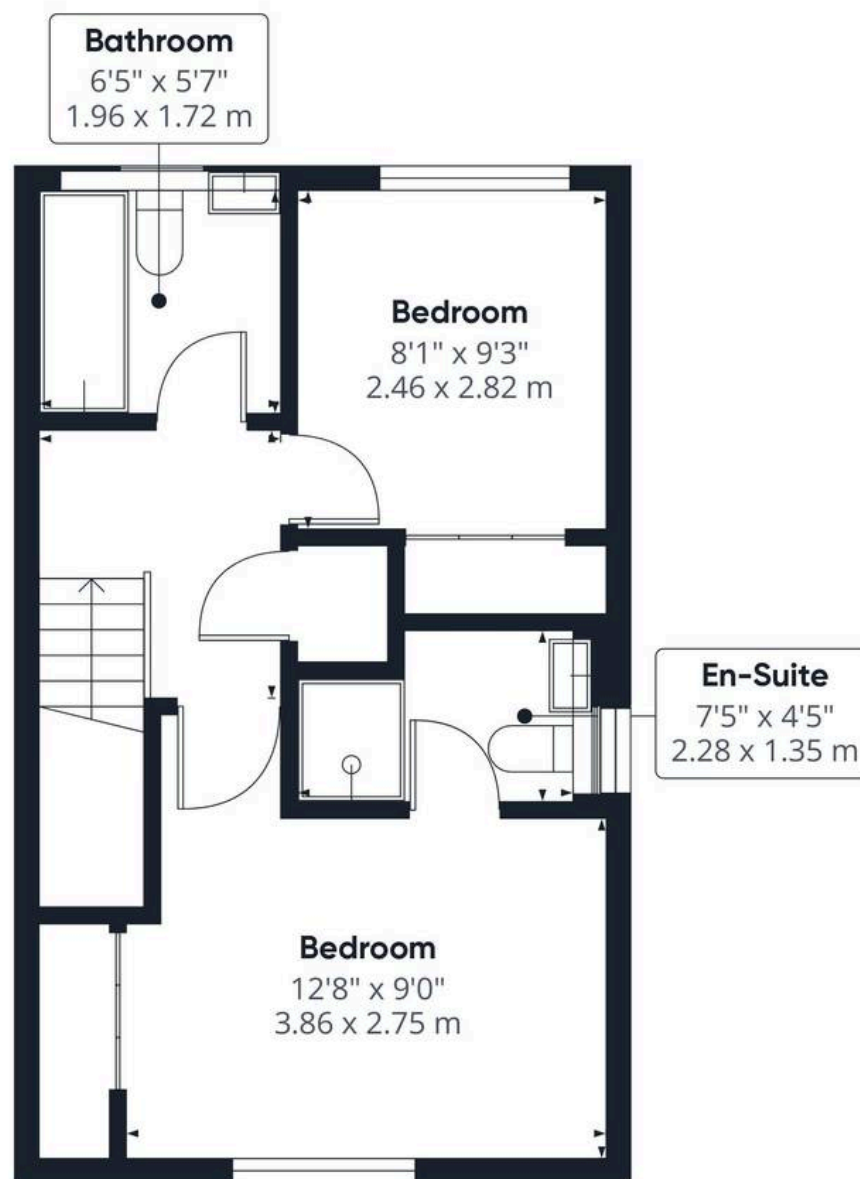
The rear garden is fully enclosed with timber panel fencing and includes a patio area from the rear French doors. Outside water and lighting is installed, whilst the garden is mainly laid to lawn.







Ground Floor



Floor 1

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

718.49 ft<sup>2</sup>

66.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

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