



Ponsonby Way, Poringland - NR14 7XG





## Ponsonby Way

Poringland, Norwich

NO CHAIN and VACANT POSSESSION or sold with a TENANT IN SITU at £925 PCM. Step inside this MODERN 2016 BUILT FAMILY HOME where you will find neutral decor and modern fittings. TUCKED AWAY in the corner of a pleasant CUL-DE-SAC with ALLOCATED PARKING for TWO vehicles, this property will prove a favourable choice for those wanting to enjoy the South Norfolk village of Poringland and all it has to offer. From the ENTRANCE HALL a door leads to the KITCHEN, CLOAKROOM and SITTING/DINING ROOM which has French doors opening out on to the patio area and enclosed rear garden. Under floor heating can be found to the ground floor. The first floor completes the accommodation with TWO DOUBLE BEDROOMS and a FAMILY BATHROOM.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- No Chain!
- End-Terrace Family Home
- Pleasant Cul-De-Sac Location
- Sitting/Dining Room
- Two Double Bedrooms
- Modern 2016 Build
- Enclosed Lawn & Patio to Rear
- Allocated Parking for Two Vehicles

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

There is allocated parking situated side by side for two vehicles. A pathway leads to the property and lawns sit to the front and side where outside lighting, water supply and meter boxes can be found. A further pathway provides access to a timber gate through to the rear gardens.



Obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet with under floor heating, telephone point, alarm control panel, thermostat heating control, stairs to first floor landing, smooth coved ceiling, door to:

#### KITCHEN

13' 1" x 8' 4" (3.99m x 2.54m) Max

Fitted range of wall and base level units with complimentary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset four ring gas hob, built-in eye level electric oven with extractor fan, under cupboard lighting, space for washing machine and fridge freezer, tile effect flooring with under floor heating, uPVC double glazed window to front, telephone point, wall mounted gas fired central heating boiler, cupboard housing electric fuse box, thermostat heating control, smooth ceiling with recessed spot lighting, door to:

#### CLOAKROOM

White two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, continued tile effect flooring, uPVC obscure double glazed window to side, smooth coved ceiling with extractor fan.

#### SITTING/DINING ROOM

14' 6" x 12' (4.42m x 3.66m)

Fitted carpet with under floor heating, uPVC double glazed French doors leading out on to the patio area, thermostat heating control, television point, a generous under stairs storage cupboard housing the under floor heating controls, smooth coved ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, thermostat heating control, smooth coved ceiling, doors to:

#### DOUBLE BEDROOM

11' 11" x 10' 4" (3.63m x 3.15m)

Fitted carpet, radiator, uPVC double glazed window to rear, television and telephone points, smooth coved ceiling.

#### FAMILY BATHROOM

White modern three piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, panelled bath with mixer shower tap, tiled effect flooring, heated towel rail, shaver point, uPVC obscure double glazed window to side, smooth ceiling with extractor fan.

#### DOUBLE BEDROOM

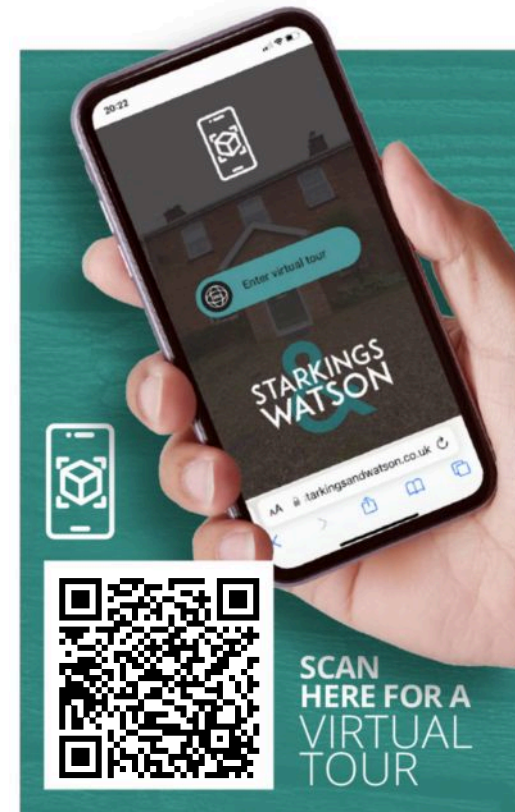
11' 11" x 9' (3.63m x 2.74m)

Fitted carpet, radiator, uPVC double glazed window to front, telephone point, smooth coved ceiling with loft access hatch.

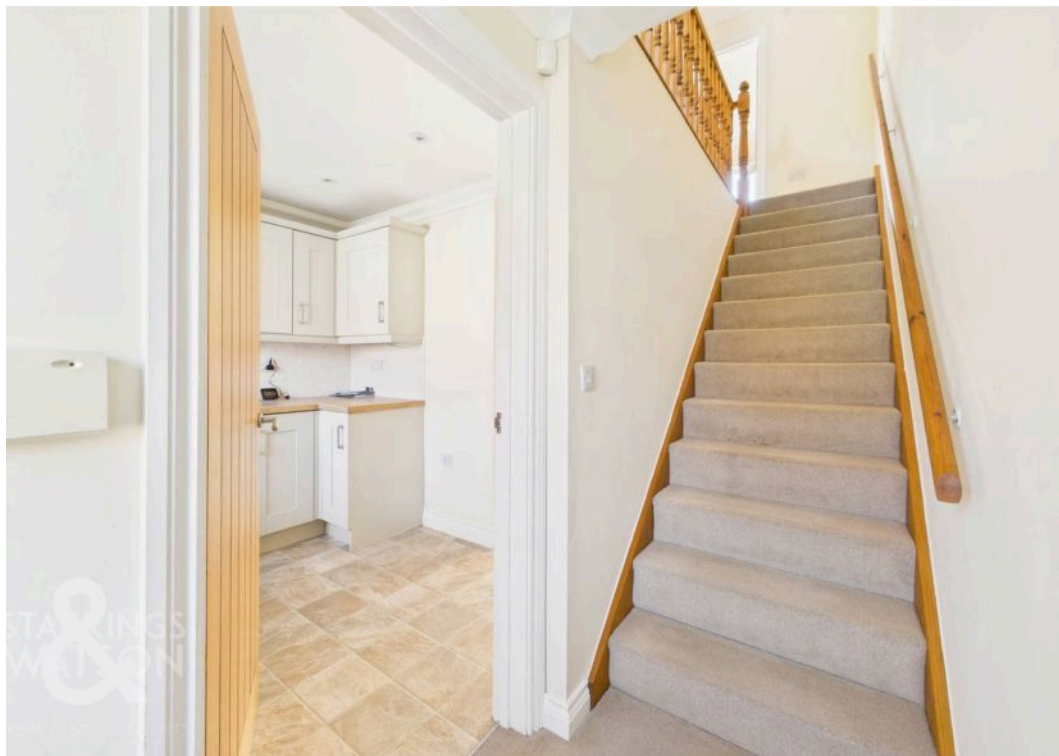
#### FIND US

Post Code : NR14 7XG

What3Words : ///stun.cable.hogs







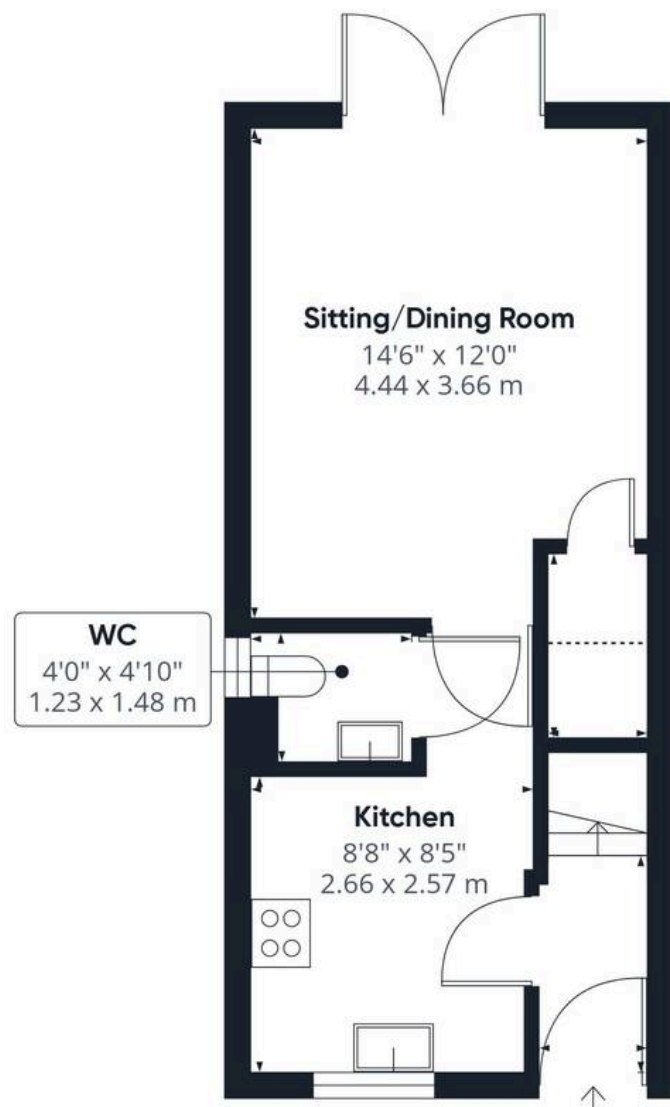




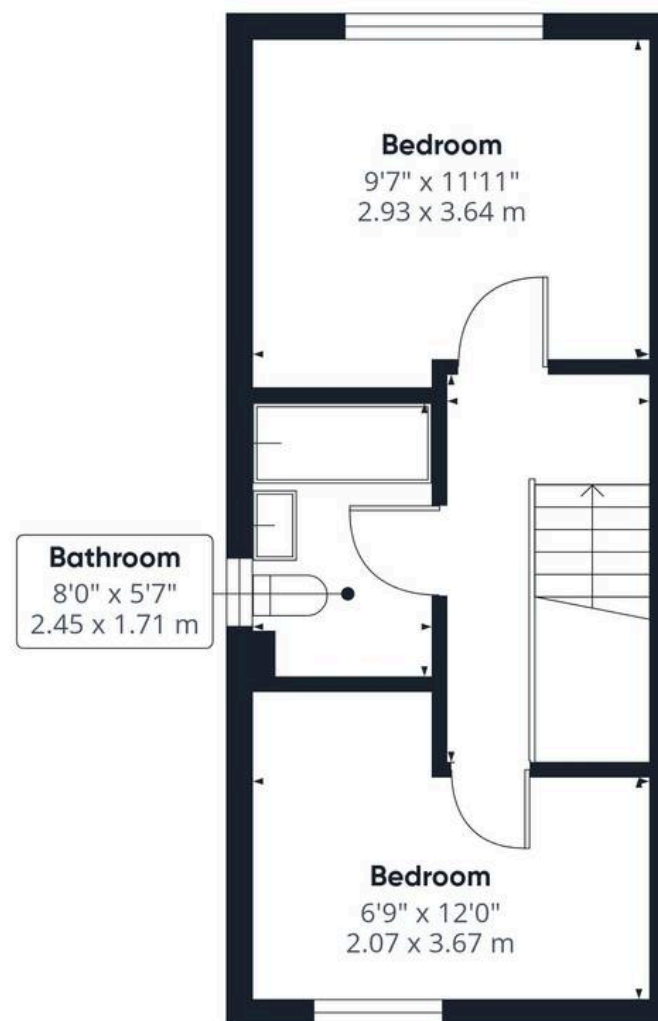
## THE GREAT OUTDOORS

French doors lead from the sitting/dining room on to the patio area, ideal for enjoying outside entertainment or relaxation time. Enclosed with a timber fenced boundary, lawns sweep around from the rear to the side where a timber shed can be found along with gated access to the front.





Ground Floor



Floor 1

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

625 ft<sup>2</sup>  
58.1 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 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.

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