



Spruce Crescent, Poringland - NR14 7UA



Spruce Crescent

Poringland, Norwich

Tucked away on a POPULAR CUL-DE-SAC in the heart of Poringland, this semi-detached home offers a private driveway and ADJOINING GARAGE. With well proportioned lawned gardens backing onto GREEN SPACE, the gardens remain PRIVATE, and are ideal for those who like to entertain! Finished with double glazing and gas fired CENTRAL HEATING, the property offers a PORCH ENTRANCE which is great for hanging coats, with doors to the CLOAKROOM and 18' SITTING/DINING ROOM. The kitchen completes the ground floor, with PATIO DOORS which lead to the rear garden. Heading upstairs, TWO DOUBLE BEDROOMS and the family bathroom can be found off the landing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Home
- Porch Entrance with Cloakroom
- 18' Sitting/Dining Room
- Kitchen with Patio Doors
- Two Double Bedrooms
- Family Bathroom with Shower
- Garage & Driveway
- Walking Distance to Amenities

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

The property sits opposite a small green space, with a lawned front garden sits adjacent to a shingle driveway with access leading to the main property and a single garage.



THE GRAND TOUR

Once inside, tiled flooring can be found underfoot with a door taking you to the main sitting room and also into the useful ground floor W.C.- with a white two piece suite. The sitting room offers open plan living and dining space, with fitted carpet underfoot, double glazed window front and stairs to the first floor landing. Through the property, the kitchen/breakfast room can be found with a range of wall and base level units, complete with integrated cooking appliances, space for general white goods and tiled flooring underfoot. There is ample space for a breakfast table, whilst patio doors open up to the rear garden.

Heading upstairs, the carpeted landing offers a built-in airing cupboard and loft access hatch, with doors to the two double bedrooms, both of which are finished with fitted carpet and double glazing. Sitting in the middle is the family bathroom complete with fully tiled walls and flooring, and a shower over the bath.

FIND US

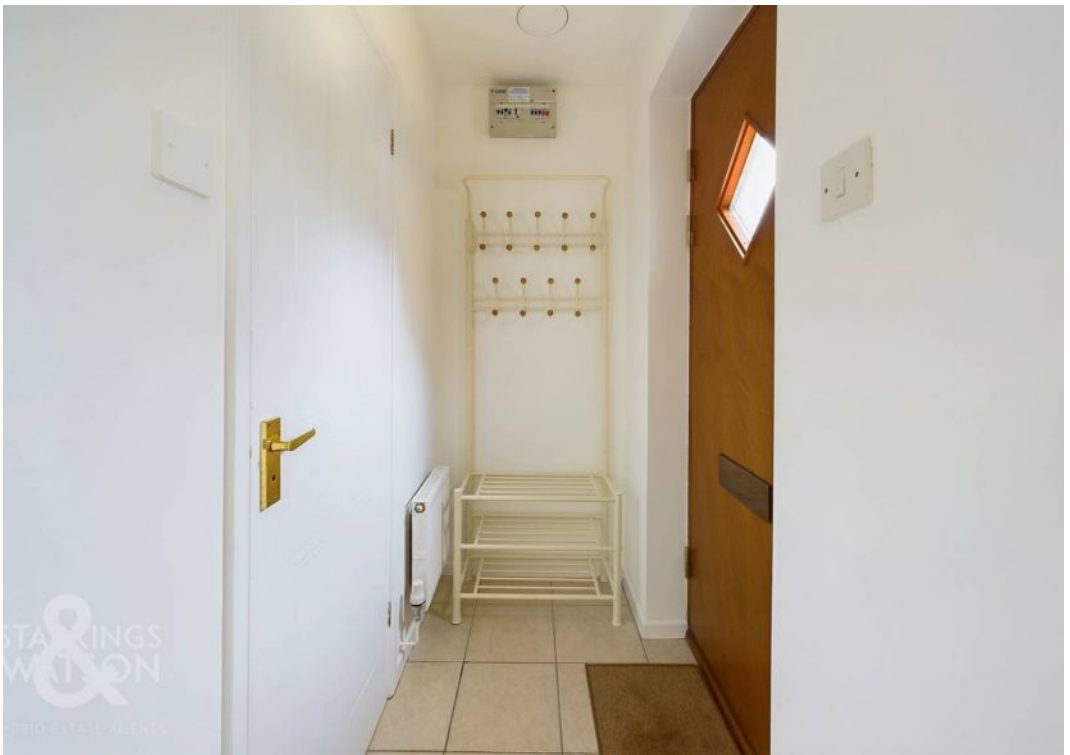
Postcode : NR14 7UA

What3Words : ///thrusters.pouch.instincts

VIRTUAL TOUR

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



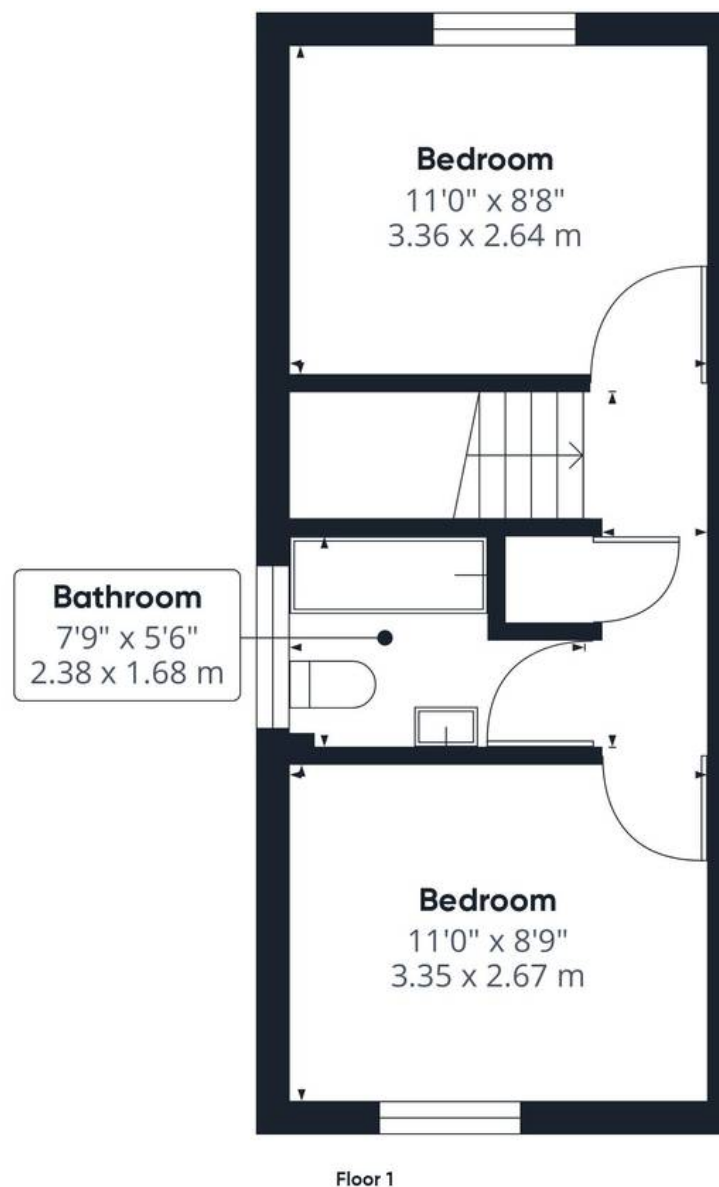
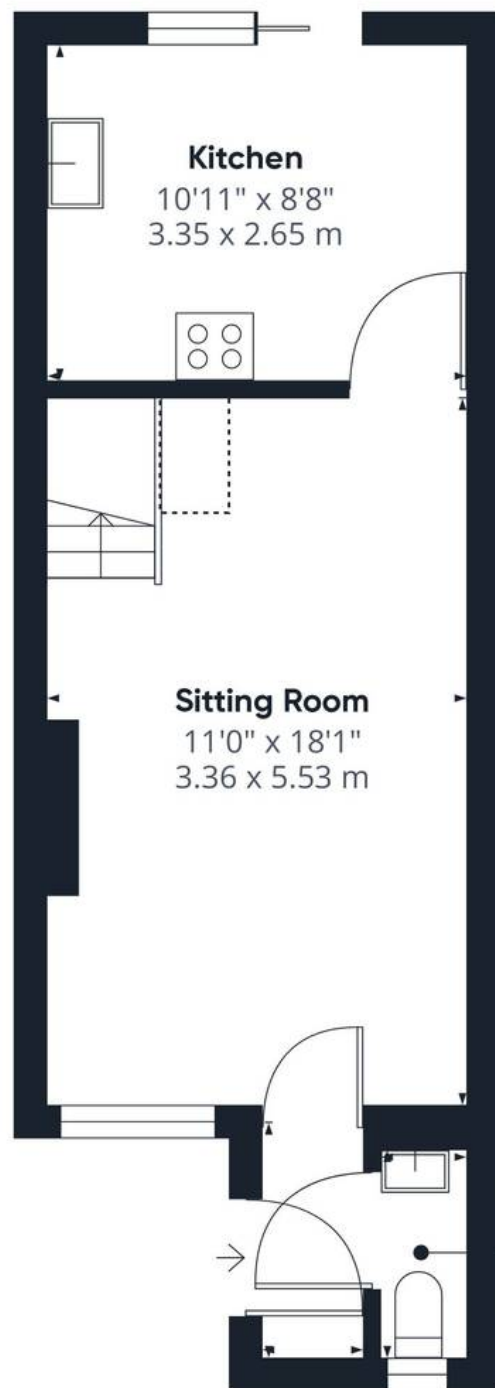




THE GREAT OUTDOORS

The rear garden is laid to lawn with a range of mature hedging to the rear boundary, and enclosed timber panel fencing to both sides. A patio extends from the rear of the property, along to the gated access at the side. The adjacent garage offers an up and over door to the front with storage above.





Approximate total area⁽¹⁾

588.35 ft²

54.66 m²

Reduced headroom

5.03 ft²

0.47 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



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