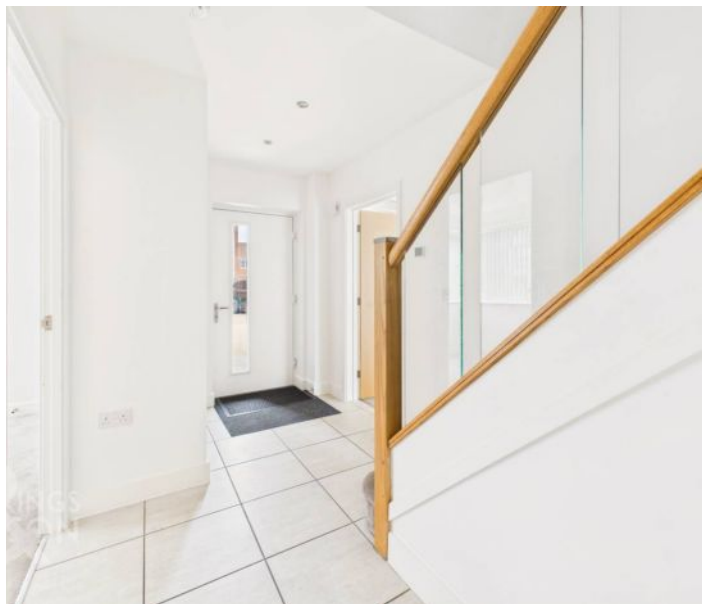




Mentmore Way, Poringland - NR14 7XE



Mentmore Way

Poringland, Norwich

Introducing this exceptional FIVE BEDROOM DETACHED HOUSE, a modern and recently built family home offering the epitome of contemporary living and comfort. As you step inside, you are welcomed by the warmth of the gas-fired UNDERFLOOR HEATING, providing efficient and luxurious warmth throughout the property. The open-plan KITCHEN/DINER can be found to the rear of the house with sky lantern and doors opening onto the garden. A separate sitting room and a versatile ground floor study/bedroom can also be found with a utility/shower room also all of which offer flexible living options to suit your lifestyle. On the first floor you will find FOUR AMPLE BEDROOMS all with BUILT WARDROBES as well as TWO BATHROOMS. This residence ensures ample space for privacy and relaxation. An added highlight is the private enclosed rear gardens, a tranquil sanctuary to unwind and entertain, complemented by a SINGLE GARAGE and OFF ROAD PARKING, catering to modern living needs. Nestled in a popular residential location within PORINGLAND, this property offers the perfect blend of convenience and comfort for residents.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Modern, Recently Built Family Home
- Gas Fired Underfloor Heating
- Open Plan Kitchen/Diner
- Separate Sitting Room & Study/Bedroom
- Four / Five Bedrooms & Three Bathrooms
- Private Enclosed Rear Gardens
- Single Garage & Off Road Parking for 3 cars
- Popular Residential Location

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

Approached via Mentmore Way you will find a shared approach to the front leading to the single garage and parking at the side of the house. A gate from the side leads through into the rear garden whilst the main entrance door to the house can be found at the front with a small section of front garden.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with a tiled flooring as well as fitted storage and stairs ahead to the first floor landing. To the right is the useful study/bedroom with a dual aspect with the utility/shower room found adjacent. There is space for white goods as well as w/c, hand wash basin and separate shower. To the rear of the house is the large open plan kitchen/diner with a sky lantern in the dining area and doors onto the rear garden. The dining room links around via a set of internal doors to the separate sitting room also. The kitchen provides a modern range of wall and base level units with rolled edge worktops over as well as integrated appliances to include gas hob, double electric eye level oven, fridge/freezer and dishwasher. A breakfast bar separates the kitchen and dining area. Heading up to the first floor landing there is fitted storage as well as access to all bedrooms. All four bedrooms offer fitted storage cupboards and would fit double beds. The main bedroom offers an en-suite shower room also. Also off the landing is the family bathroom with a bath and shower over as well as hand wash basin and w/c.

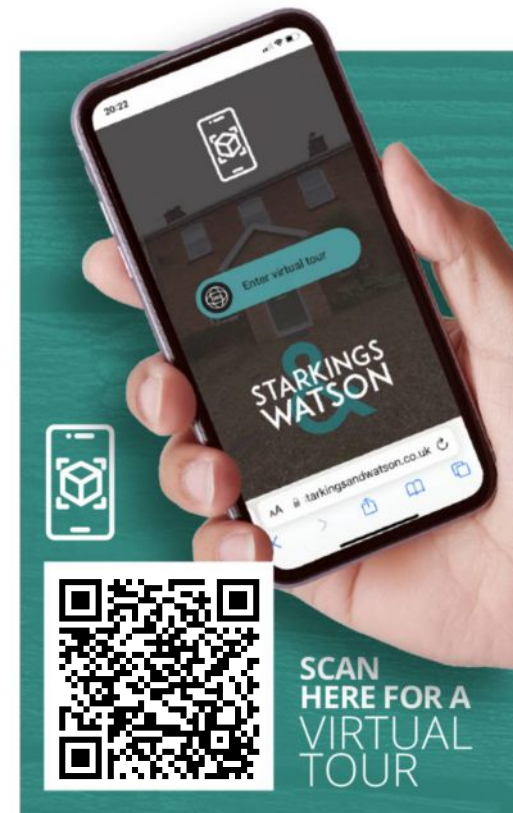
FIND US

Postcode : NR14 7XE

What3Words : ///stunt.lemons.lotteries

VIRTUAL TOUR

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

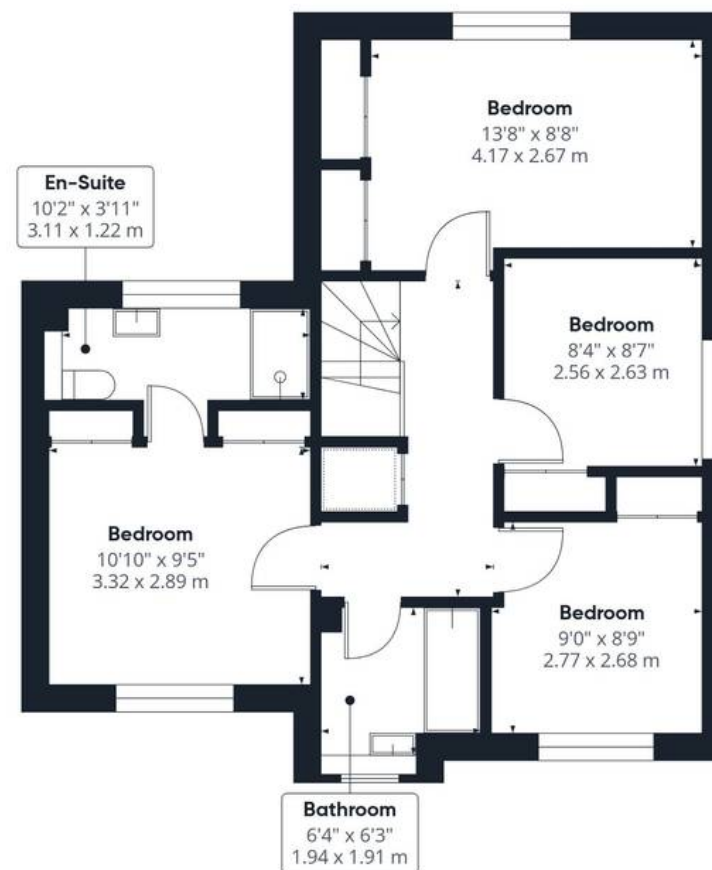
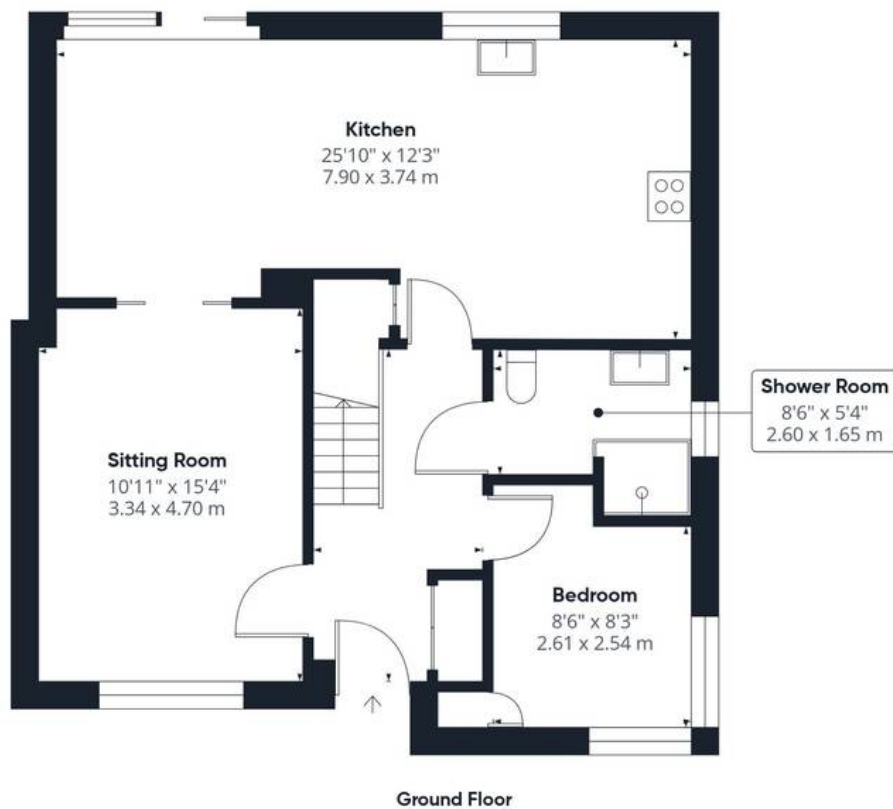




THE GREAT OUTDOORS

The private rear gardens are enclosed with a brick wall and timber fencing. You will find a gate leading to the driveway to the side as well as central lawns and a large paved patio area.





Approximate total area⁽¹⁾

1279 ft²
118.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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