

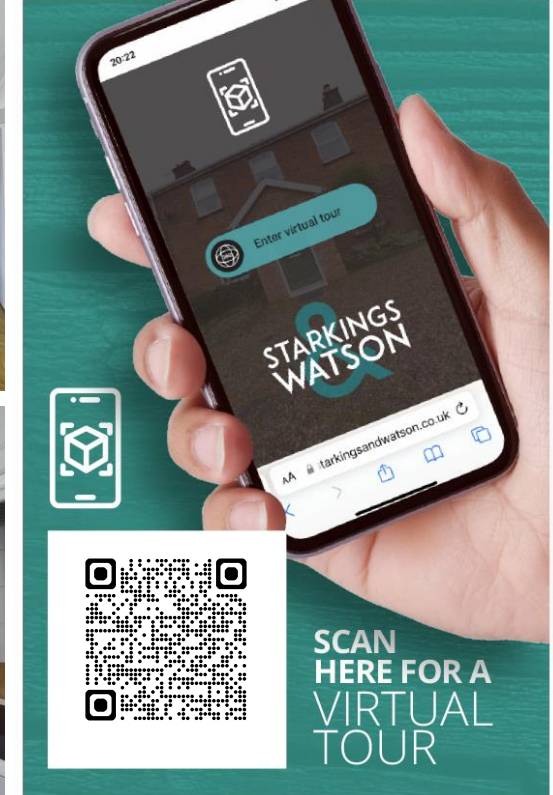
JUBILEE WALK

# Poringland, Norwich NR14 7LX

Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336226

# PROPERTY TO LET



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- First Floor Flat
- Fitted Kitchen
- Spacious Sitting Room
- One Double Bedroom
- Family Bathroom
- Modern Electric Heating
- Communal Gardens
- Residents Parking

### IN SUMMARY

This FIRST FLOOR FLAT is located in Poringland, just a short walk from the centre where there are excellent AMENITIES, TRANSPORT and BUS LINKS. The property has been RECENTLY RE-DECORATED and is presented in IMMACULATE CONDITION. Finished with uPVC DOUBLE GLAZING and modern ELECTRIC HEATING, this easy to run home offers a FITTED KITCHEN, 15' sitting room, one DOUBLE BEDROOM and family bathroom. A BALCONY AREA can be found to the front, along with a SHARED LAWNED GARDEN. RESIDENTS PARKING can be found opposite the property.

### SETTING THE SCENE

Stairs lead up to the balcony area which is shared with one other property. The parking and private gardens can be found on the ground floor.

### THE GRAND TOUR

Heading up the external stairs and through the composite double glazed door, you walk straight into the fitted kitchen. With ample storage and wood

effect flooring under foot, a cooker is included, whilst there is space for other appliances. A door leads to the sitting room which offers a wood effect flooring and a neutral décor. The inner hall offers wood effect flooring and storage, with doors to the double bedroom - finished with electric heating and a window to side, with the family bathroom opposite. With an abundance of storage, a shower and glazed screen can be found over the bath, whilst the room is finished with a chrome heated towel rail.

### THE GREAT OUTDOORS

The shared garden is enclosed with brick walling and accessed via a secure timber gate. With a mixture of lawn and hard standing patio, this is an ideal place to soak up the summer sun!

### OUT & ABOUT

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

### FIND US

Postcode : NR14 7LX

What3Words : ///typical.pats.soap

### VIRTUAL TOUR

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



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>  
491.14 ft<sup>2</sup>  
45.63 m<sup>2</sup>

