

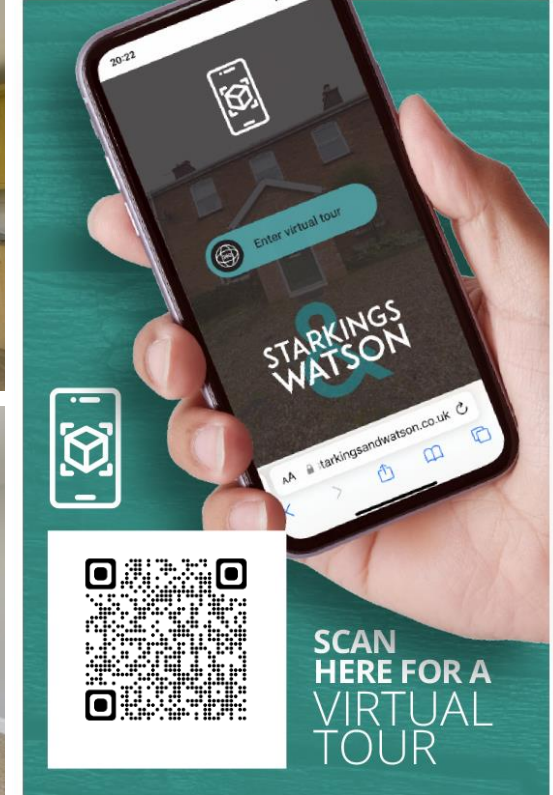
MINNS CRESCENT

Poringland, Norwich NR14 7GR

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01508 356456

FOR SALE PROPERTY



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STARKINGS & WATSON

- No Chain!
- Hall Entrance with Cloakroom
- Sitting Room with Storage
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom & En Suite
- Lawned Gardens
- Garage & Driveway

IN SUMMARY

This IMMACULATE Norfolk Homes built end-terrace home offers a WALLED GARDEN along with a GARAGE and DRIVEWAY opposite the property. With the USUAL HIGH QUALITY FINISH provided by Norfolk Homes, the property offers a NEUTRAL DECOR and UNDERFLOOR HEATING to the ground floor. Ideally situated for EASY WALKING ACCESS to the centre of PORINGLAND, local bus and school connections, the property is EASY TO RUN and maintain. The HALL ENTRANCE offers a practical meet and greet space with wood effect flooring underfoot, with doors to the CLOAKROOM, dual aspect SITTING ROOM with built-in STORAGE, and the OPEN PLAN KITCHEN/DINING ROOM with space for a TABLE and FRENCH DOORS to the garden. The first floor offers TWO DOUBLE BEDROOMS, one with an EN SUITE SHOWER ROOM and the FAMILY BATHROOM. The rear GARDEN has been landscaped with PATIO and LAWN.

SETTING THE SCENE

Occupying a corner plot, a small lawned garden can be found to front, with gated access to the garden,

whilst the driveway and garage is opposite.

THE GRAND TOUR

The practical hall entrance offers wood effect flooring and underfloor heating, whilst the stairs rise directly in front to the first floor. A door leads to the cloakroom, whilst next door the dual aspect sitting room is carpeted with under floor heating and offers windows to front and side. A useful storage cupboard can be found under the stairs. The kitchen/dining room offers an inset gas hob and built-in electric oven, with space for a fridge freezer, washing machine and dishwasher. Spot lighting enhances the light, whilst attractive tiled splash backs complete the kitchen, with under floor heating also installed. Windows to side and rear offer natural light, along with the French doors onto the garden. Upstairs, the landing offers a double airing cupboard, with the main bedroom dual aspect and finished with a mirrored wardrobe and a door to the en suite shower room. The second bedroom also offers a wardrobe, along with the family bathroom which includes a further shower over the bath.

THE GREAT OUTDOORS

The rear garden is partially enclosed with a high level wall, whilst being laid to lawn and finished with a patio. The patio is accessed via a path from the kitchen and side access gate.

OUT & ABOUT

Situated within the highly sought after South Norwich village of Poringland, the village itself offers every



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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 7GR

What3Words : ///crumple.supplier.reef

VIRTUAL TOUR

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

AGENTS NOTE

The garage is offered on a leasehold basis with annual ground rent and service charges due.

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⁽¹⁾
 765.33 ft²
 71.10 m²

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 HYBRID ESTATE AGENTS

