

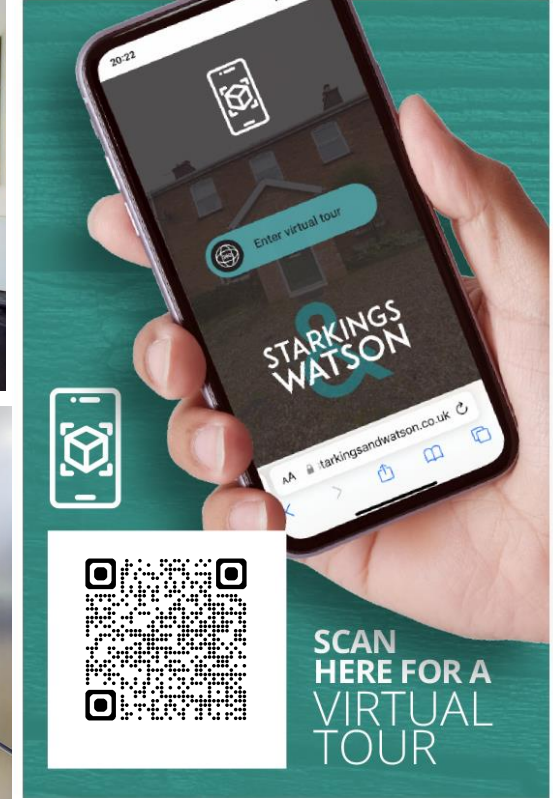
# TAYLORS SQUARE

## Poringland, Norwich NR14 7GS

Leasehold | 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

- First Floor Apartment
- Potential to Own Freehold
- No Ground Rent or Service Charges
- Immaculate Presentation
- Open Plan Sitting/Dining Room
- Modern Kitchen
- One Double Bedroom
- Tandem Driveway

### IN SUMMARY

This FIRST FLOOR apartment is set to the back of the development, with a TANDEM DRIVEWAY, the property is flooded with NATURAL LIGHT including various VELUX WINDOWS, and a SPACIOUS HALL ENTRANCE with storage. Internally the property offers an OPEN PLAN sitting/dining room with a JULIET STYLE BALCONY, modern fitted KITCHEN with INTEGRATED COOKING APPLIANCES, modern bathroom with a SHOWER over and one DOUBLE BEDROOM. Located within WALKING DISTANCE to AMENITIES and TRANSPORT LINKS, the property is IMMACULATEDLY PRESENTED and ready to move in.

### SETTING THE SCENE

Fronting a residential development with a side access leading to the private driveway, the communal entrance door leads to only two first floor flats.

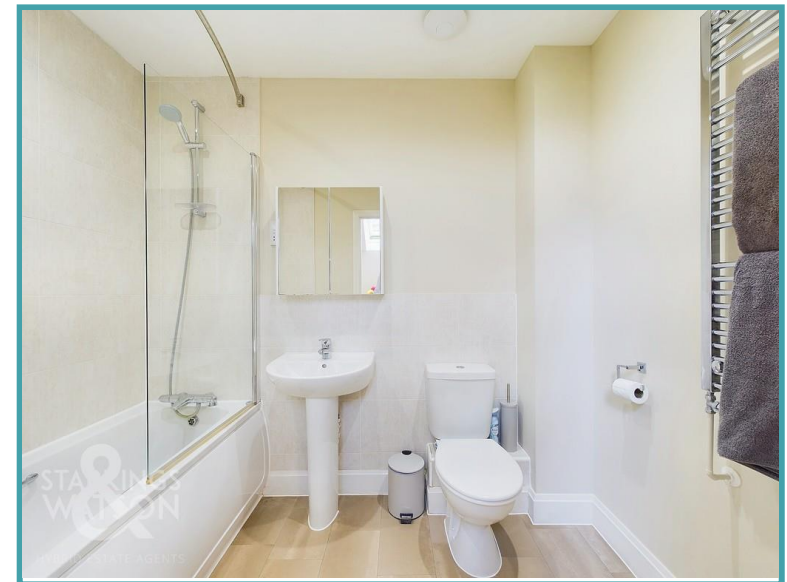
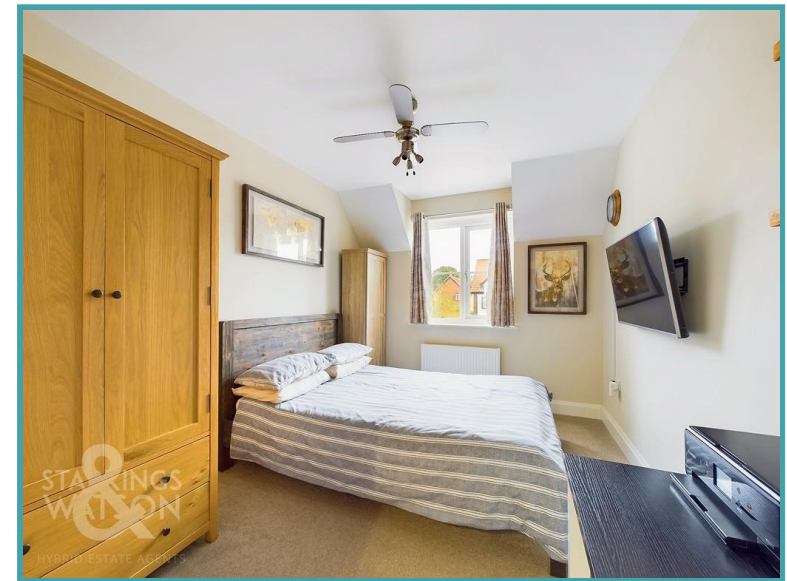
### THE GRAND TOUR

Heading through the front door, a well maintained carpeted entrance hall can be found providing access to the top floor where the private entrance door can

be found. The light and bright carpeted hall entrance offers two velux windows to rear, electric fuse box and built-in double storage cupboard. Heading down the hallway, the main sitting room can be found with a Juliet style balcony and French doors to front, along with a Velux window to rear which continues the light and bright feel throughout. With fitted carpet underfoot, there is ample space for soft furnishings and dining table, with an opening to the adjacent kitchen which is well stocked and finished with a range of wall and base level units. The kitchen includes ample storage, inset gas hob, built-in electric double oven, integrated dishwasher, and space for general white goods including a fridge freezer and washing machine. Contrasting tiled splash-backs have been fitted around the work surfaces, with a further Velux window to front. The double bedroom includes fitted carpet and offers ample space for wardrobes whilst being located adjacent to the main family bathroom which offers a white three piece suite, mixer, shower tap over the bath and tiled splash backs.

### THE GREAT OUTDOORS

Whilst there is no private garden included with the property, there is ample green space within the development and parks close by. Parking can be found to the rear of the property with a tandem driveway located to the rear.



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### OUT & ABOUT

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

### FIND US

Postcode : NR14 7GS

What3Words : ///prowl.utensil.sunshine

### VIRTUAL TOUR

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

### AGENTS NOTE

The property is offered on a leasehold basis with 119 years remaining. The vendor is acquiring the freehold interest which will reduce the ground rent to a peppercorn and limit the service charges. Depending on the point of sale, the freehold may be added later. Please confirm at the point of offer.

**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>TM</sup>  
 606.44 ft<sup>2</sup>  
 56.34 m<sup>2</sup>

