



Howe Lane, Poringland - NR14 7LQ



Howe Lane

Poringland, Norwich

With HUGE POTENTIAL, this semi-detached home enjoys a NON-ESTATE SETTING on the fringes of the village, with ROOM TO EXTEND (stp), ample parking and a 0.15 ACRE PLOT (stms). Local amenities and SCHOOLING are all within WALKING-DISTANCE, whilst various works including a RE-FITTED KITCHEN, replacement electric fuse box and RE-ROOFING have been completed. The accommodation comprises a hall entrance, SITTING ROOM with feature fire place, DINING ROOM with FRENCH DOORS, fitted kitchen and BATHROOM with a SHOWER over the bath. THREE BEDROOMS lead off the landing. The GARDENS back onto OPEN FIELDS, and offer OPPORTUNITIES to LANDSCAPE the space to make use of the fantastic proportions.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Walking Distance to Amenities & Schools
- Semi-Detached Home
- Potential to Extend (stp)
- Two Reception Rooms
- Re-fitted & Modernised Kitchen
- Three Bedrooms
- Ground Floor Bathroom with Shower
- Large Garden & 0.15 Acre Plot (stms)

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

Set back from the road and approached via a low level brick walled front boundary, a shingle driveway offers tandem parking and turning space with adjacent mature lawn gardens, with a wide variety of well stocked flower and shrub beds. Gated access is provided to the rear garden with hedging to both sides of the front boundary.



THE GRAND TOUR

An entrance door takes you inside, with the hall entrance finished with fitted carpet and stairs rising to the first floor landing, with a door leading to the ground floor bathroom and main living space. The sitting room enjoys a large front facing uPVC window flooding the room with natural light, with a feature fireplace and fitted carpet underfoot. Heading through the property, the dining room stretches across the rear, with a window and French doors leading out to the garden, along with a range of built-in storage and a further feature fireplace. Wood effect flooring runs underfoot with a built-in under stairs storage cupboard and a door taking you to the re-fitted kitchen with the contrasting range of wall and base level units. Extensive storage sits under a wood effect work surface and integrated cooking appliances, including an inset electric ceramic induction hob and built-in electric oven. Space is provided for general white goods with tiled splash-backs running around the work surfaces and a further door taking you to the rear garden. The ground floor bathroom offers a spacious room with a white three piece suite including a shaped panelled bath, with a thermostatically controlled twin head rainfall shower, useful storage under the sink and a heated towel rail.

Upstairs, the three bedrooms lead off the landing, all finished with fitted carpet and uPVC double glazing. The main bedroom sits to the front of the property with a feature fireplace and a range of built-in wardrobes.

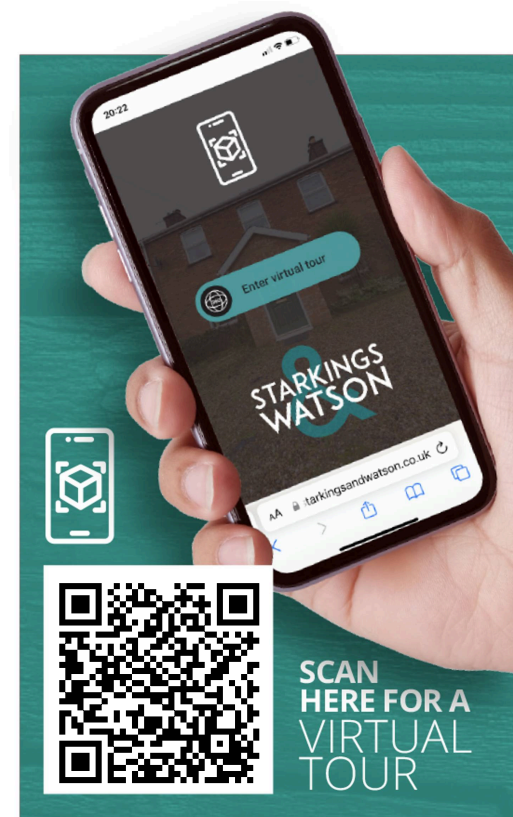
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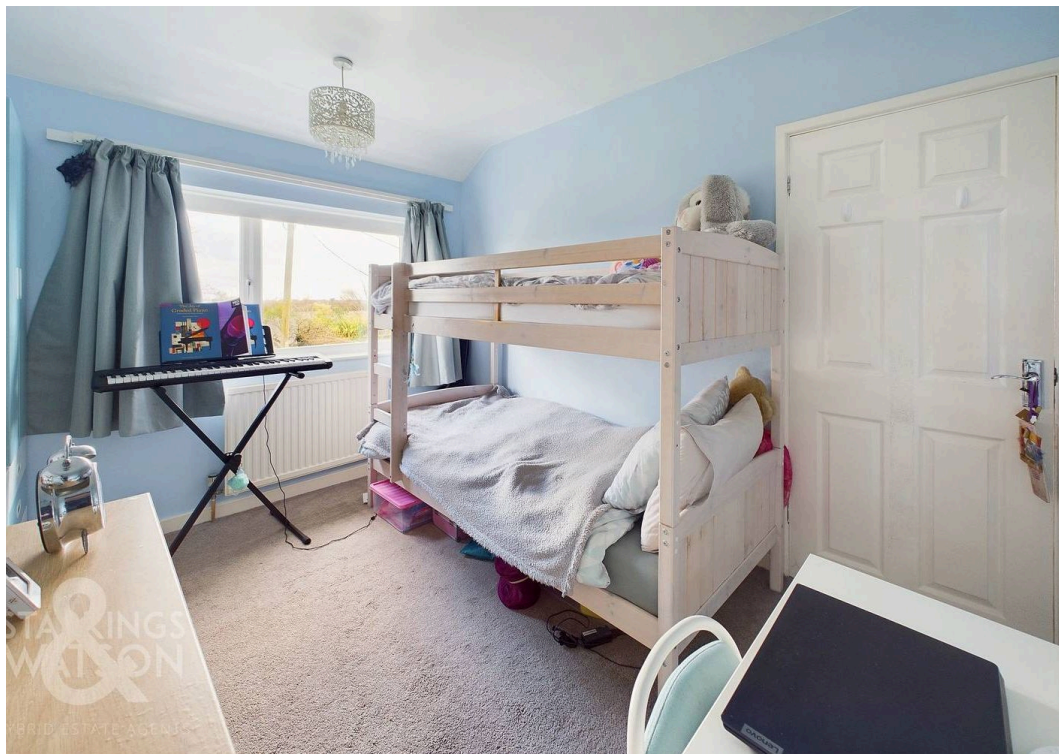
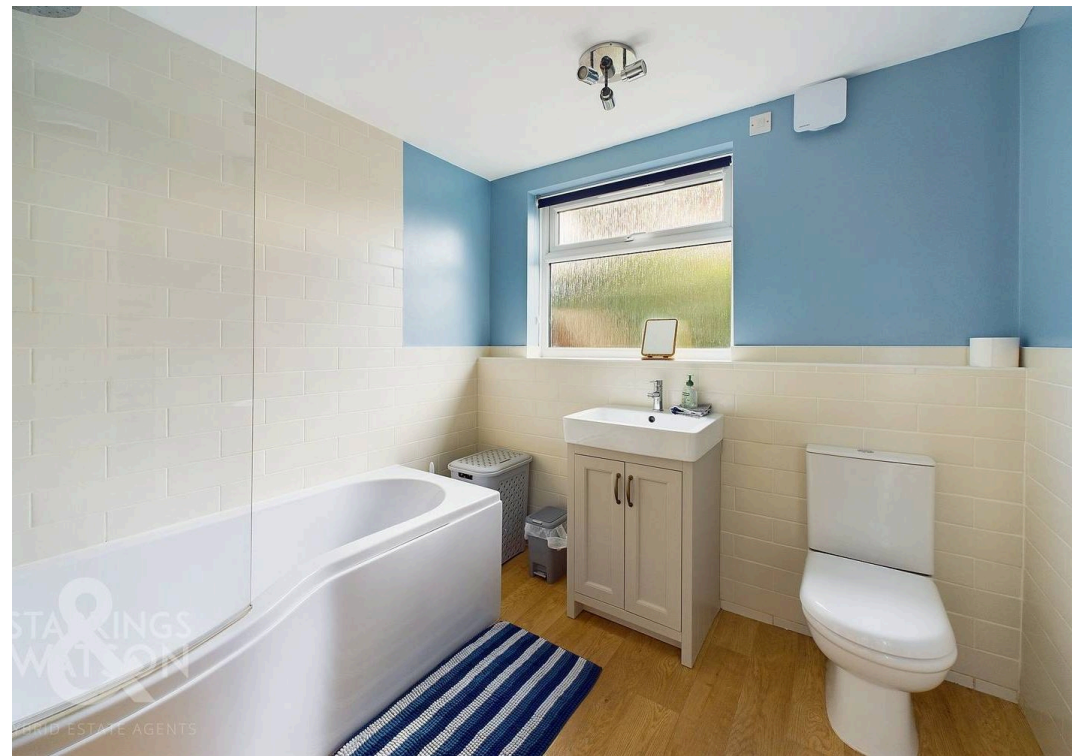
Postcode : NR14 7LQ

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VIRTUAL TOUR

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



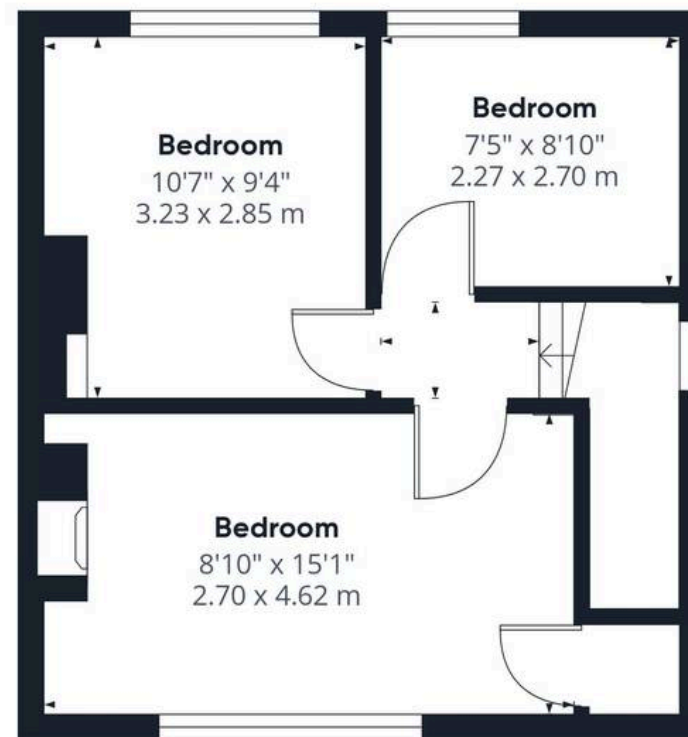
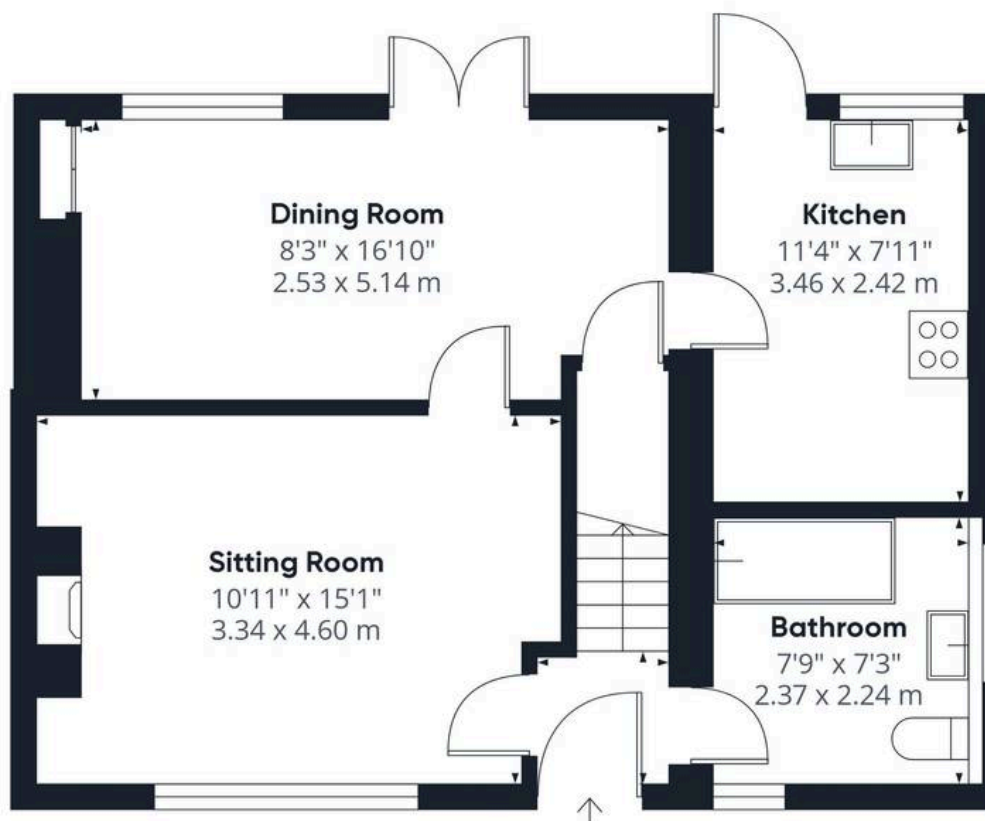




THE GREAT OUTDOORS

The rear garden is laid to lawn and offers an extensive space fully enclosed with timber panel fencing and mature hedging. An area of patio leads from the kitchen with a useful timber shed and side access gate. Heading up the garden, a pathway leads to a storage shed where there is huge potential to further landscape the space if required.





Floor 1

Approximate total area⁽¹⁾

804.28 ft²

74.72 m²

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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