



Blackthorn Way, Poringland - NR14 7WD





## Blackthorn Way

Poringland, Norwich

This UNIQUE semi-detached home offers an ORIGINAL BUILD GROUND FLOOR BEDROOM with EN SUITE, with some 1300 Sq. ft (stms) of accommodation including an adjoining GARAGE and CAR PORT. With HUGE POTENTIAL and a FLEXIBLE LAYOUT, the property is presented in IMMACULATE CONDITION including UNDER FLOOR HEATING to the ground floor. The HALL ENTRANCE includes a W.C, with a door leading to the fan shaped 14' SITTING ROOM including built-in storage, and to the OPEN PLAN KITCHEN/DINING ROOM - enjoying GARDEN VIEWS through the rear facing FRENCH DOORS. The GROUND FLOOR DOUBLE BEDROOM includes a BUILT-IN WARDROBE and EN SUITE SHOWER ROOM. Upstairs, TWO FURTHER DOUBLE BEDROOMS lead off - both with BUILT-IN WARDROBES, and the larger including a FURTHER EN SUITE. The family bathroom completes the property. To the outside, the LANDSCAPED GARDEN includes an area of patio and lawn, with access to the GARAGE where a LARGE LOFT space can be found.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





- Rare Design with a Ground Floor Bedroom!
- Overlooking a Courtyard Area with Residents Parking
- Underfloor Heating to the Ground Floor
- 14' Sitting Room including Built-in Storage
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- W.C, Family Bathroom & Two En Suites
- Adjoining Garage & Car Port

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!

#### SETTING THE SCENE

Overlooking an attractive courtyard area with communal parking for visitors, the property enjoys a sweeping corner plot with a lawned front garden and access leading to the adjacent garage and carport which adjoin the main property.



## THE GRAND TOUR

Wood effect flooring runs underfoot with space for coats and shoes, with the stairs rising to the first floor landing straight ahead. Doors lead off to the main living space and ground floor bedroom, along with a useful ground floor W.C which comprises a white suite and tiled splash-backs. The main sitting room enjoys a light and bright space with twin windows to front and a feature gas fireplace, with wood effect flooring including under floor heating, and a built-in storage cupboard under the stairs. An opening takes you to the adjacent kitchen/dining room where there is room for a dining table or further soft furnishings, with a u-shaped arrangement of wall and base level units including an inset gas hob and built-in electric oven, with tiled splash-backs running around the work surface. Space is provided for a fridge freezer, with a dishwasher also integrated. The wall mounted gas fired central heating boiler sits to one side, with a window and French doors leading out to the rear garden. Back to the hall entrance, the ground floor bedroom leads off providing a versatile range of uses, with wood effect flooring underfoot, built-in double wardrobe and door to a private en suite shower room complete with a white three piece suite. Tiled splash-backs run around the room with tiled flooring underfoot and recessed spotlighting above.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the two further double bedrooms and family bathroom. The family bathroom offers a white three piece suite including a mixer shower tap, tiled splash backs and wood effect flooring. The second bedroom includes a built-in double wardrobe with window to rear, with the larger bedroom including twin built-in double wardrobes, twin double glazed windows to front and recessed spotlighting above. A door leads to a further en suite shower room which has been re-fitted to include storage under the hand wash basin, walk in shower cubicle with a thermostatically controlled twin head rainfall shower and recessed spotlighting above.

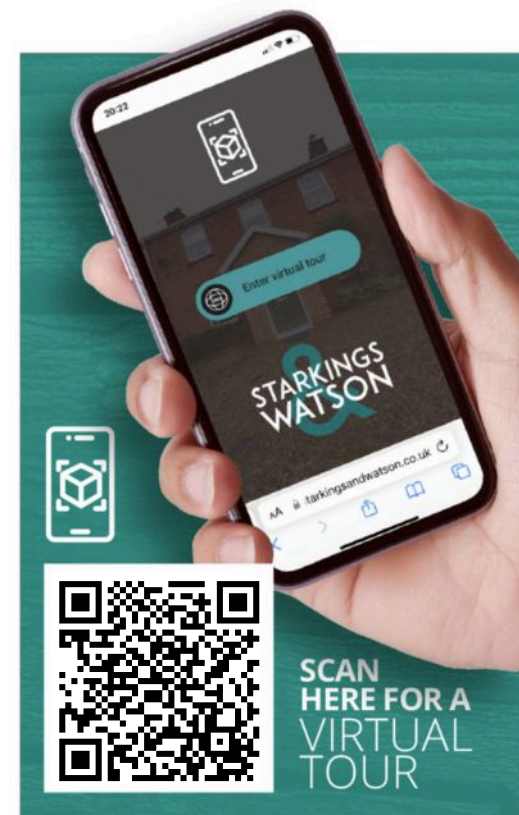
## FIND US

Postcode : NR14 7WD

What3Words : ///synthetic.frown.generally

## VIRTUAL TOUR

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









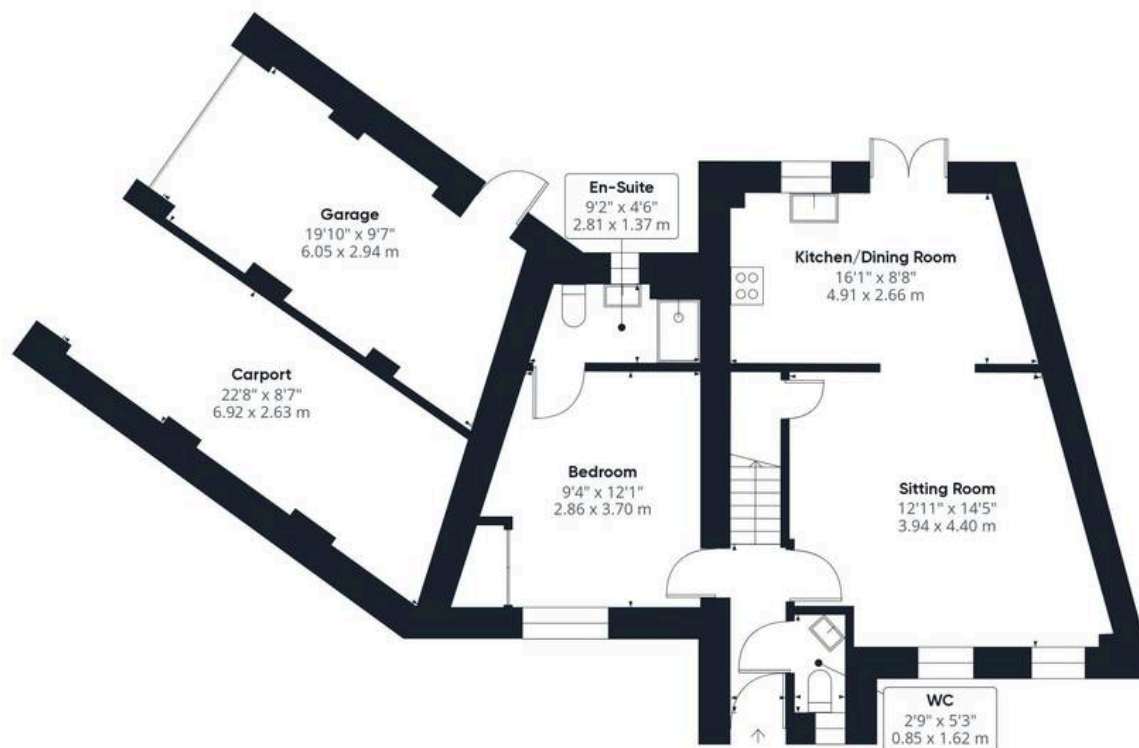


## THE GREAT OUTDOORS

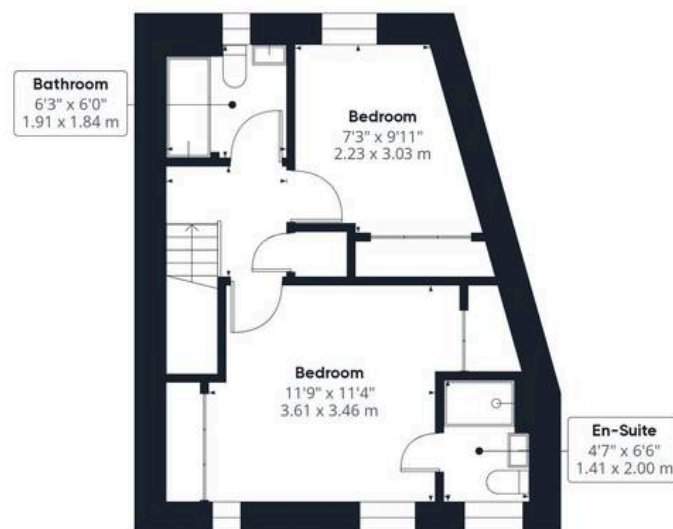
Offering a larger than average space which has been fully enclosed with timber panel fencing and incorporates an area of patio seating from the kitchen, a central lawn and further raised patio sits to the far corner to take in the afternoon sun. A range of mature planting runs throughout the garden with a gated access leading to the carport. An integral door from the garden leads to the adjoining garage which offers a large storage space above, with room for laundry appliances including a washing machine and tumble dryer, and an up and over door to front power and lighting. The adjacent carport offers parking and a further potential.







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1300.49 ft<sup>2</sup>

120.82 m<sup>2</sup>

(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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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.