



Highland, Poringland - NR14 7QU



Highland

Poringland, Norwich

NO CHAIN. With an UPDATED and MODERNISED INTERIOR, this detached family home enjoys a SOUTH FACING GARDEN in a cul-de-sac setting. With UNDER FLOOR HEATING and an AIR SOURCE HEAT PUMP, the property includes SOLAR PANELS and a BATTERY to ensure it remains COST EFFECTIVE TO RUN. Over 1200 Sq. ft (stms) of accommodation can be found within, including the 21' KITCHEN with induction hob and appliances, OPEN PLAN to the 28' SITTING/DINING ROOM with bi-folding doors to the rear. The HALL ENTRANCE leads to the utility room, W.C and integral GARAGE. Upstairs, FOUR BEDROOMS lead off the landing, with the RE-FITTED FAMILY BATHROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- No Chain!
- Detached Family Home in Cul-De-Sac Setting
- Updated & Modernised Interior
- Open Plan Layout
- Sitting Room with Bi-folding Doors & Wood-burner
- Newly Fitted Kitchen & Separate Utility Room
- Four Bedrooms
- Large South Facing Gardens

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 at the end of a cul de sac with an extensive lawn frontage and brick view driveway, an attractive tree lined aspect can be enjoyed to the side, with access leading to the garage and main entrance door.

THE GRAND TOUR

Heading inside, the updated and modernised hallway offers wood flooring underfoot, stairs rising to the first floor landing, attractive solid wood doors lead to the main living spaces and built in storage.



To your right hand side, the kitchen runs across the property with a predominantly low level range of units including solid wood work surfaces, inset electric induction hob, eye level electric double oven, matching up-stand and tiled splash-backs. The kitchen includes space for an American style fridge freezer, integrated dishwasher, door leading to the side of the property and opening to the dining and sitting room beyond. Wood flooring flows through the entire space with a cast iron woodburner creating a focal point to the main living room with ample space for soft furnishings and a dining table. Flooded with natural light, a large full height window overlooks the garden, complete with bi-folding doors which open directly onto the patio area. A further study or playroom space can be found within the sitting room whilst the door leads back into the hall entrance. Access also leads to the integral garage, further utility room offering a matching range of storage units, solid wood work-surfaces, tile splash backs and space for laundry appliances including a washing machine and tumble dryer. Completing the ground floor is the cloakroom with tile splash backs and flooring.

Heading upstairs, the carpeted landing leads to the four bedrooms with the main double room enjoying views over the garden. The second bedroom also faces to the rear, and two smaller bedrooms face to front - also offering an attractive outlook. The family bathroom leads off the landing having been modernised with a white suite, including a hand wash basin with storage under and shaped panelled bath with a thermostatically controlled twin head rainfall shower and heated towel rail.

FIND US

Postcode : NR14 7QU

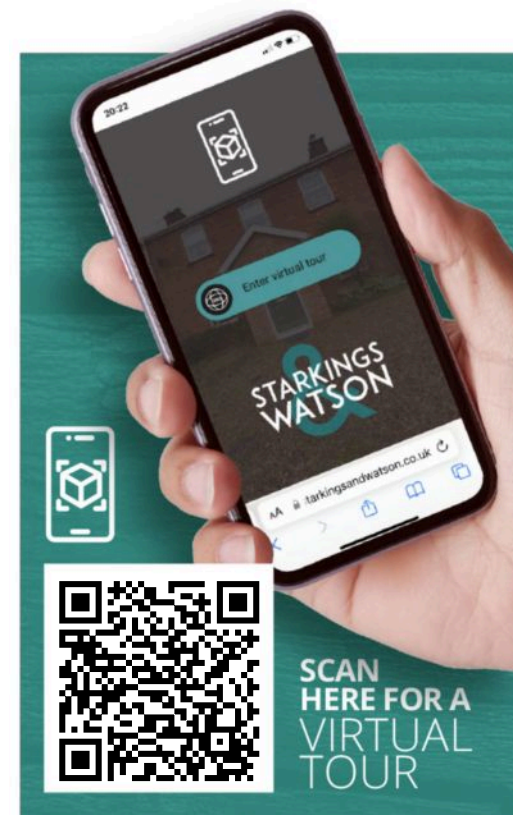
What3Words : ///putty.dislikes.tonal

VIRTUAL TOUR

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

AGENTS NOTE

The property includes solar panels.



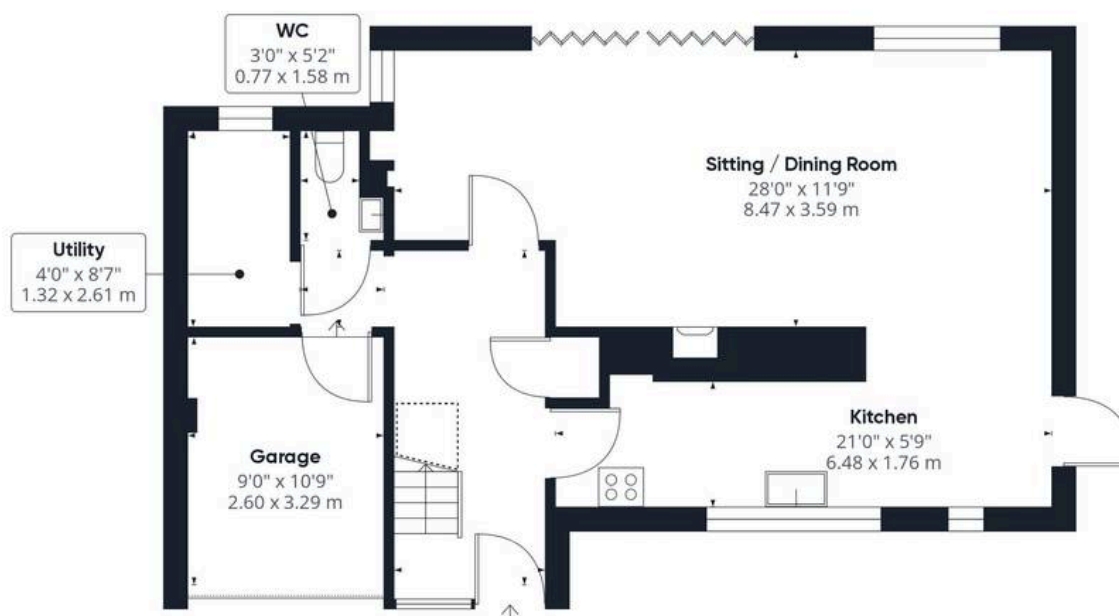




THE GREAT OUTDOORS

The rear garden is a particular feature given its size and south facing orientation, which includes a large full width patio and step to main lawn expanse. With a wide ranging variety of shrubbery and hedging to all sides, a timber built shed offers storage, with outside power, lighting and water supplies connected, and of course useful gated access lead into the front garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1202.44 ft²

111.71 m²

Reduced headroom

14.53 ft²

1.35 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

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.