



Holmes Court, Poringland - NR14 7FW



Holmes Court

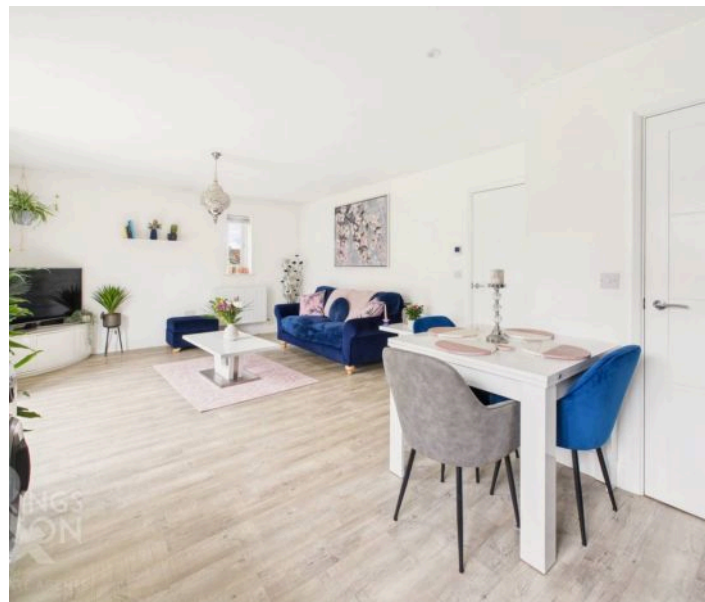
Poringland, Norwich

NO CHAIN. Built in 2022, this MODERN SEMI-DETACHED BUNGALOW enjoys a CUL-DE-SAC SETTING, with the perfect blend of modern comfort and easy living. Having been WELL DRESSED and the GARDENS LANDSCAPED, the property is ready for you to move in and make it your own. Step inside to a HALL ENTRANCE with storage, leading to an OPEN PLAN living space that welcomes you with a 22' KITCHEN and LIVING AREA, complete with INTEGRATED APPLIANCES and a handy PANTRY CUPBOARD for all your storage needs. The double bedroom offers a peaceful retreat, while the IMMACULATE BATHROOM with SHOWER adds a touch of LUXURY. Outside, the landscaped gardens beckon with two inviting PATIO AREAS and a sprawling lawn, providing the ideal setting for OUTDOOR RELAXATION. With DRIVEWAY PARKING for TWO VEHICLES convenience is key in this charming abode.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain!
- 2022 Built Semi-Detached Bungalow
- Open Plan Living
- 22' Kitchen & Living Space with Pantry Cupboard
- One Double Bedroom
- Immaculate Bathroom with Shower
- Landscaped Gardens with Two Patio Areas
- Driveway Parking for Two Vehicles

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

Fronting Holmes Court the property is approached by a low maintenance slate frontage with an area of bark chippings provide the perfect space for potted plants to be displayed. A hard standing footpath leads to the main entrance door with a double driveway sitting adjacent providing side by side parking for two vehicles. A further footpath and gated access leads to the rear garden.



THE GRAND TOUR

Heading inside, the hall entrance offers a perfect meet and greet space with wood effect flooring under foot and a useful cupboard, with doors leading to the main living space, bedroom and bathroom. The living space runs across the rear of the property offering dual aspect views and wood effect flooring underfoot for ease of maintenance. Flooded with natural light through the rear facing window and French doors, there is ample space for soft furnishings and a dining table. The kitchen units are formed in an L-shape with integrated cooking appliances including an inset electric ceramic hob and built-in electric oven. with an extractor fan above, with an integrated fridge freezer and space for a washing machine. Tiled splash-backs run around the work surface with a large built-in pantry cupboard to one side which has been kitted out provide excellent storage. The main double bedroom is finished with fitted carpet and a front facing window, whilst also including a useful built-in storage cupboard. Completing the property is the family bathroom with an immaculate white three piece suite including contrasting tiling and a thermostatically controlled shower and glazed shower screen over the bath, wood effect flooring underfoot and heated towel rail.

FIND US

Postcode : NR14 7FW

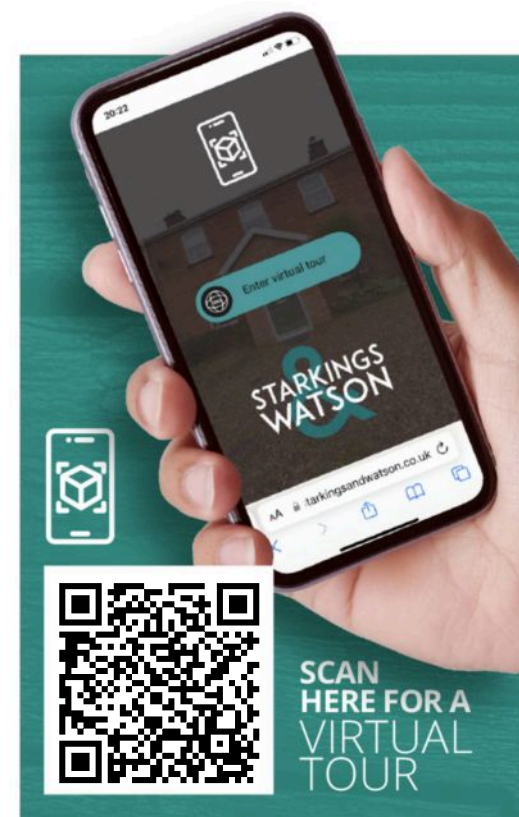
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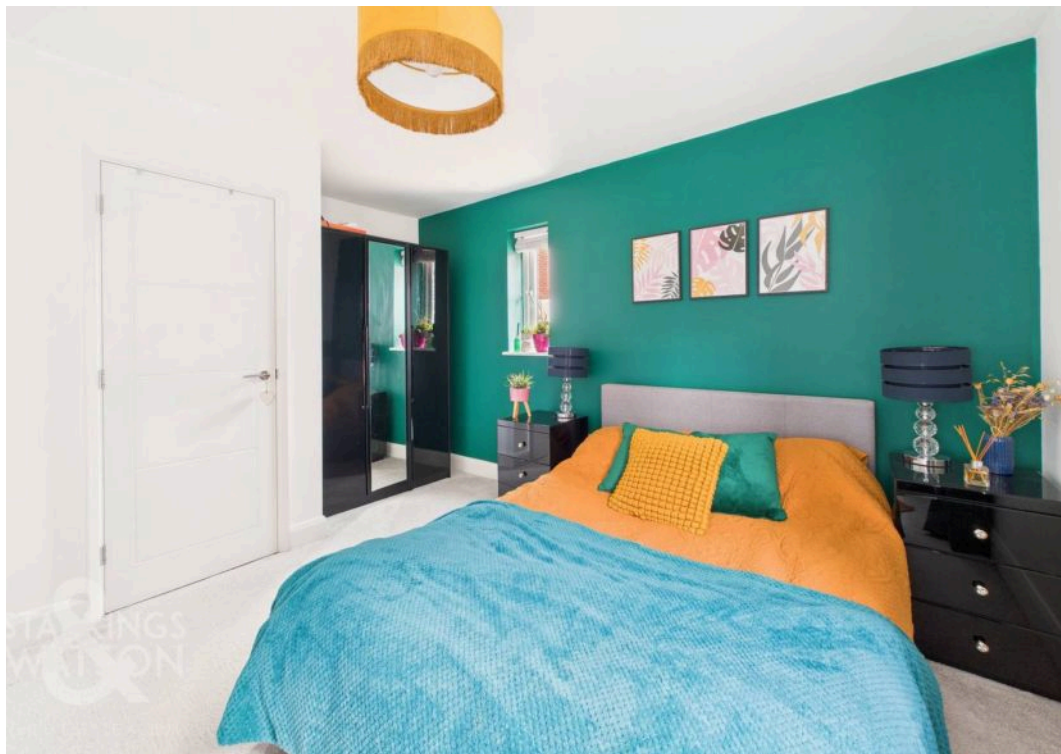
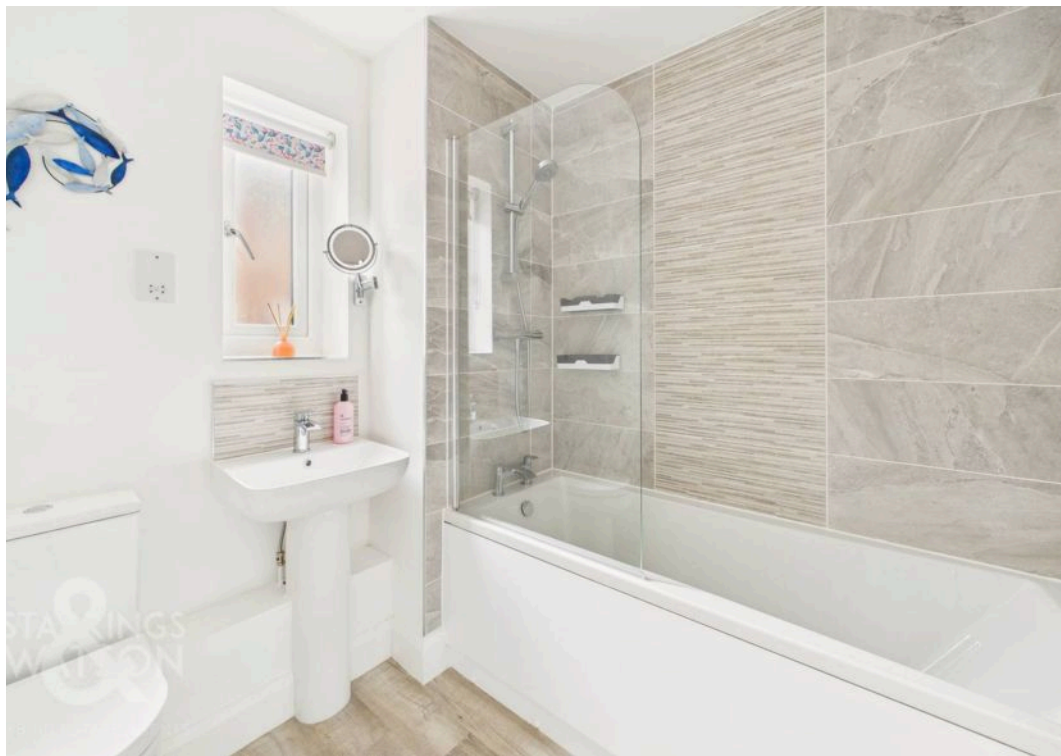
VIRTUAL TOUR

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

AGENTS NOTE

A charge in the region of £50 PA will be due for the management of the green space and lagoon.







THE GREAT OUTDOORS

The substantial gardens offer a private haven with two patio areas and a large area of lawn. The first patio leading from the rear French doors offers the ideal space for morning coffee with an outside water supply and footpath to the main front gate. The raised patio sits to the corner and enjoys the afternoon sun with raised timber sleeper beds and enclosed timber panel fencing.





Approximate total area⁽¹⁾

519.24 ft²

48.24 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 are based on RICS IPMS 3C standard.

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.