



All Saints Road, Poringland - NR14 7TA

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## All Saints Road

Poringland, Norwich

NO CHAIN. Boasting an irresistible blend of COMFORT and POTENTIAL, this property offers a hassle-free opportunity to make it your own. Step inside to discover an EXTENDED LAYOUT that's designed for easy living - the 17' SITTING/DINING ROOM invites you to unwind in style, with a PORCH entrance to front. The KITCHEN, awaiting your personal touch, offers exciting potential for upgrades, while the CONSERVATORY beckons for leisurely mornings sipping coffee and lazy afternoons with a good book, whilst ENJOYING the TREE LINED VIEW to the rear. Upstairs, TWO DOUBLE BEDROOMS provide peaceful retreats, complemented by the FAMILY BATHROOM equipped with a convenient SHOWER. Outside, revel in the tranquillity of PRIVATE, NON-OVERLOOKED GARDENS that promise moments of serenity and escape from the daily hustle. Various UPGRADES have been completed in recent years, including a REPLACEMENT ELECTRIC FUSE BOX and new GARAGE ROOF.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Extended Semi-Detached Home
- 17' Sitting/Dining Room
- Kitchen with Potential to Upgrade
- Conservatory
- Two Double Bedrooms
- Family Bathroom with Shower
- Private Non-Overlooked Gardens
- Within easy reach of bus routes ideal for a local commute to Norwich

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

Approached via a shingle driveway providing, off road parking is provided for several vehicles, with access to the garage, gated rear garden and main property.





## THE GRAND TOUR

Once inside, a porch entrance is finished with fitted carpet with a door bringing you to the main sitting room with the front facing window, fitted carpet underfoot and stairs rising to the first floor landing. A door takes you to the kitchen beyond which offers a basic range of wall and base level units, with an inset stainless steel sink and drainer unit, with space for an electric cooker and general white goods. A door takes you to the conservatory beyond which extends the living space with windows to the side and rear, tiled flooring underfoot and a door taking you to the rear garden.

Heading upstairs, the carpeted landing includes a loft access hatch with doors taking to the two bedrooms - both of which are finished with fitted carpet and uPVC double glazing, with the rear bedroom including a built-in storage cupboard over the stairs. Completing the property is the family bathroom with a white three piece suite including a mixer shower tap over the bath, tiled splash-backs, heated towel rail and wood effect flooring.

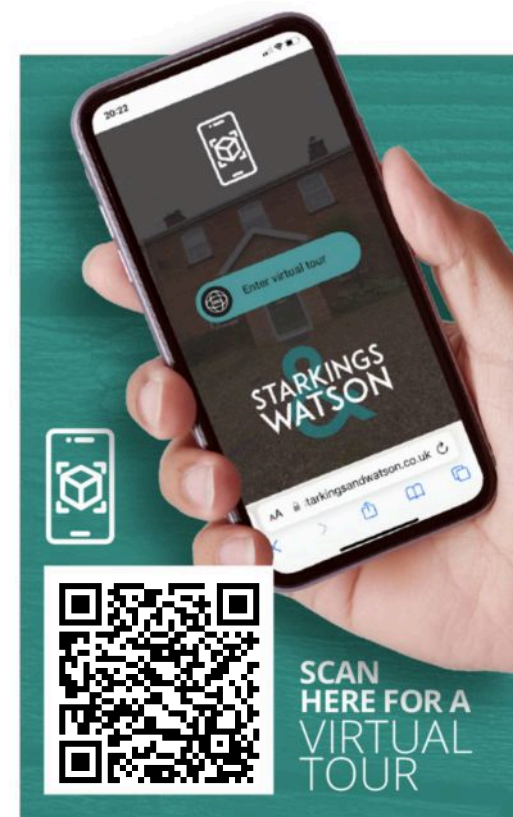
## FIND US

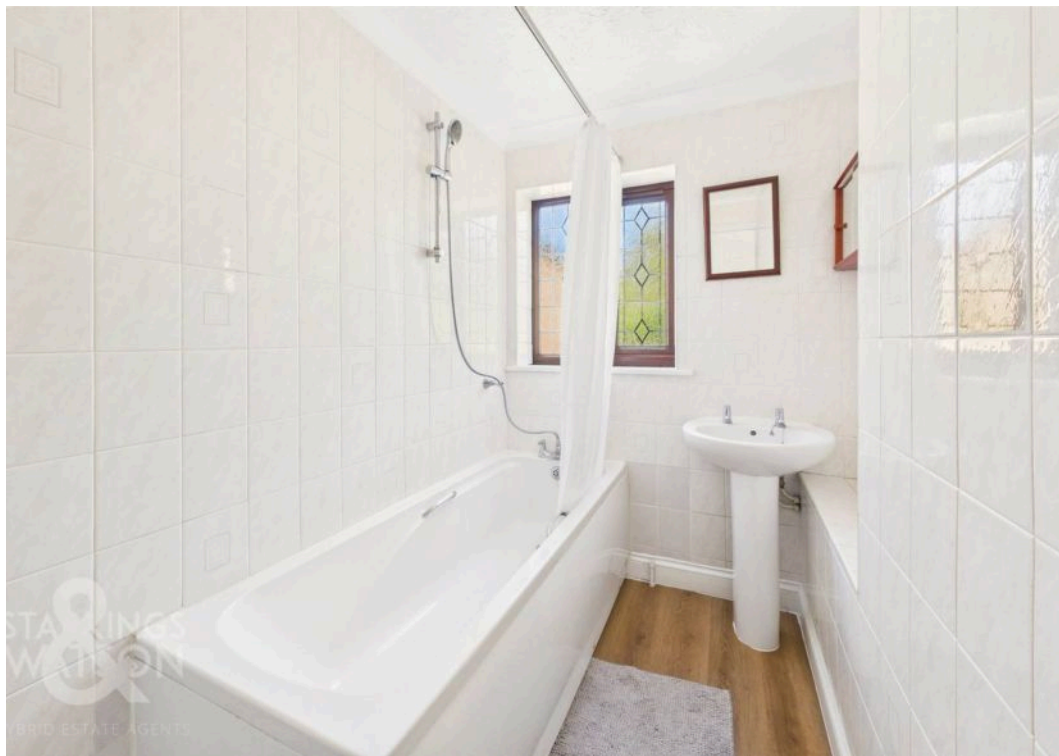
Postcode : NR14 7TA

What3Words : ///supported.hotspot.upset

## VIRTUAL TOUR

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





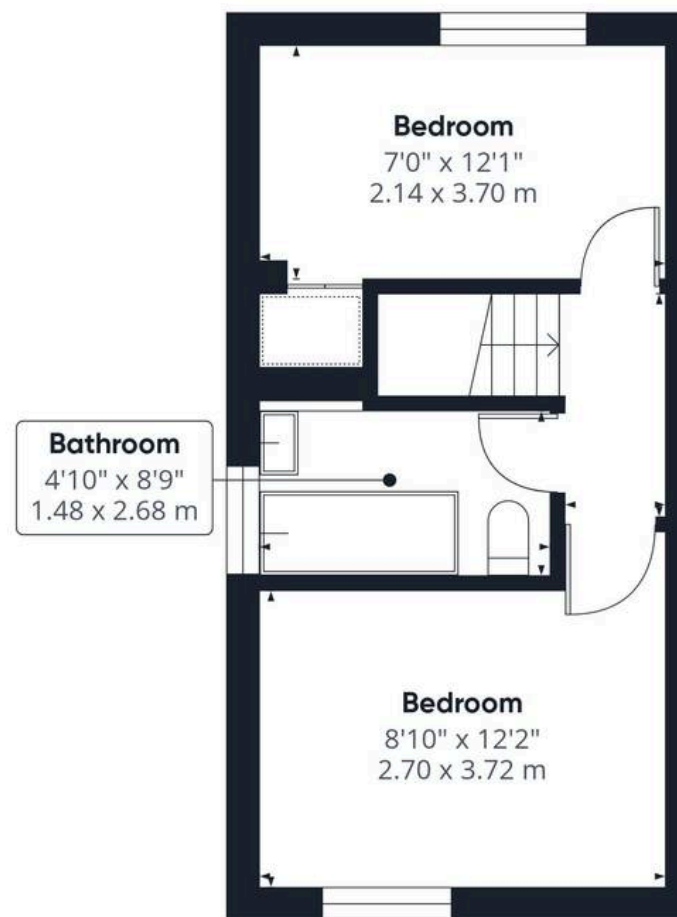
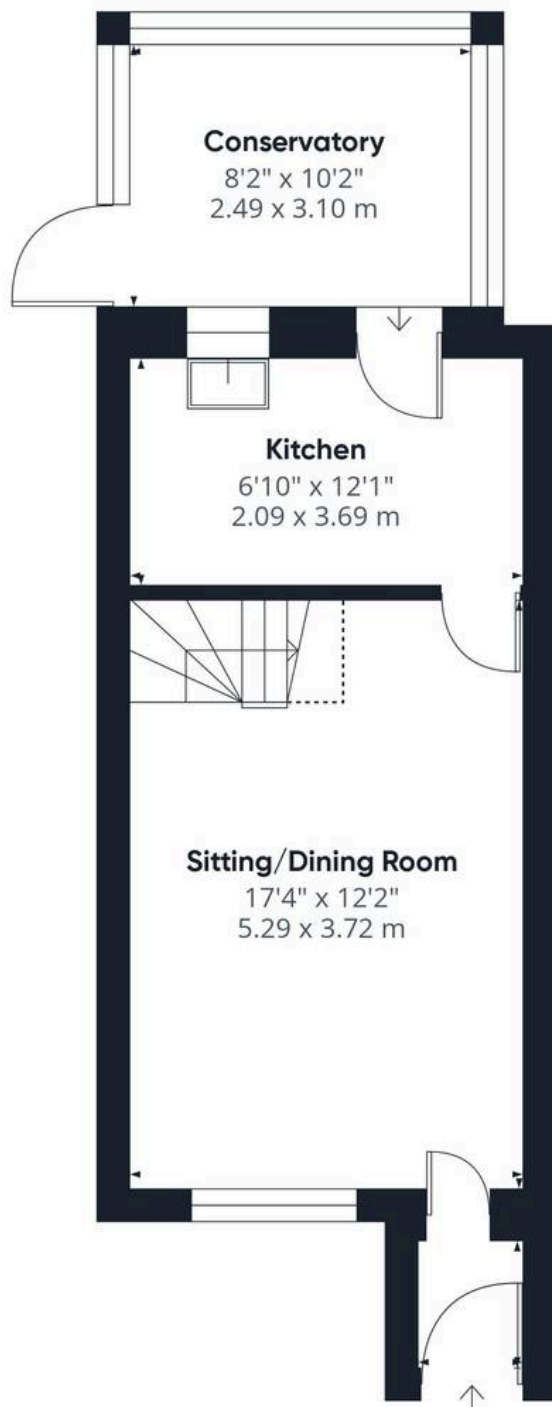




## THE GREAT OUTDOORS

With a private non-overlooked outlook with a tree lined rear aspect, the garden is enclosed with timber panel fencing. A patio area sits to one corner whilst the garden is mainly laid to lawn and includes planted borders to the rear boundary. A gated access leads to the driveway with an outside water supply provided, and a door taking you to the garage which offers an up and over door to front, door to side, power and lighting.





Floor 1

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

672 ft<sup>2</sup>

62.4 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

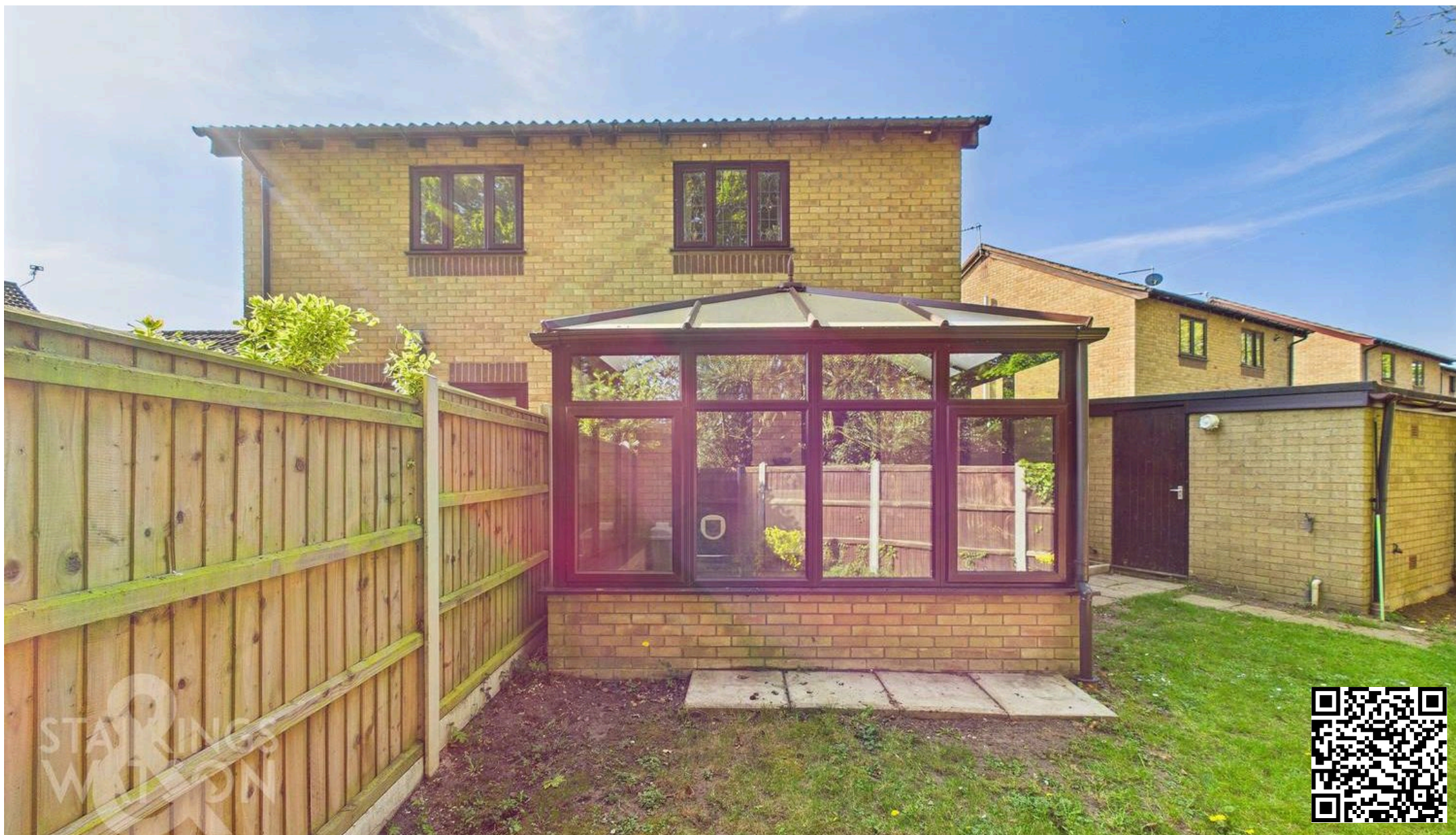
..... Below 5 ft/1.5 m

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 and 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.