



Glenn Road, Poringland - NR14 7LL



Glenn Road

Poringland, Norwich

Situated in the popular South Norfolk Village of PORINGLAND, this FIRST FLOOR APARTMENT is presented in IMMACULATE decorative décor making the perfect TURNKEY property for a FIRST TIME BUYER or INVESTOR. Comprising TWO BEDROOMS to the rear of the property, four piece FAMILY BATHROOM, 15' SITTING ROOM with HALLWAY ENTRANCE flowing to the KITCHEN/DINING ROOM and UTILITY ROOM.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: F

- First Floor Apartment
- Walking Distance to Amenities & Bus Stop
- Over 750 Sq. Ft (stms)
- Hallway Entrance & Utility Room
- 15' Sitting Room
- Two Bedrooms
- Four Piece Family Bathroom
- Off-Street Parking



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 in this quiet cul-de-sac, ample off street parking can be found adjacent to the property and on street parking in the immediate vicinity. A sloped walkway leads to the main entrance.

THE GRAND TOUR

Upon entering the property, a spacious hallway offers ample room for storing outerwear with space for additional storage furniture. Located to the left is the utility space, equipped with plumbing and space for white goods, along with practical shelving. Herringbone wood-effect flooring extends from the hallway into the adjacent kitchen and dining area. The U-shaped kitchen features a comprehensive range of wood-finished floor and wall base storage units. Light, durable work surfaces provide extensive preparation space, complemented by tiled splashbacks.



A stainless steel sink with an integral drainer and mixer tap is situated beneath the window, with further space available for additional white goods. The open layout incorporates a dedicated dining area. Moving through the property from the hallway, the carpeted 15-foot sitting room enjoys a bright and airy ambiance, enhanced by skimmed ceilings and natural light streaming through uPVC double-glazed windows. A separate hallway, accessed from the main entrance hall, leads to the remaining accommodation and includes a convenient integral storage cupboard. The family bathroom is fitted with spotlights and features white walls accented by contrasting dark tiled splashbacks around the glass-enclosed shower and bath. A large sink with wall-mounted tap sits above a generous vanity storage cupboard with a tall heated towel rail positioned adjacent. Completing the accommodation are two well-proportioned bedrooms, both offer a light and bright feel benefiting from carpeted flooring, radiators, and uPVC double-glazed windows.

FIND US

Postcode : NR14 7LL

What3Words : ///vowing.prominant.yesterday

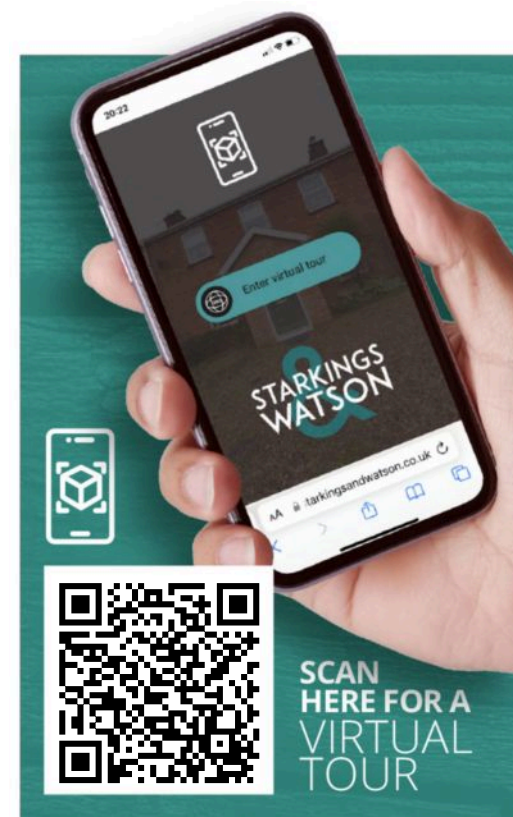
VIRTUAL TOUR

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

AGENTS NOTES

This property is offered on a Leasehold basis with 89 years remaining.

Service charges and Ground rent amount to circa £350 PA.



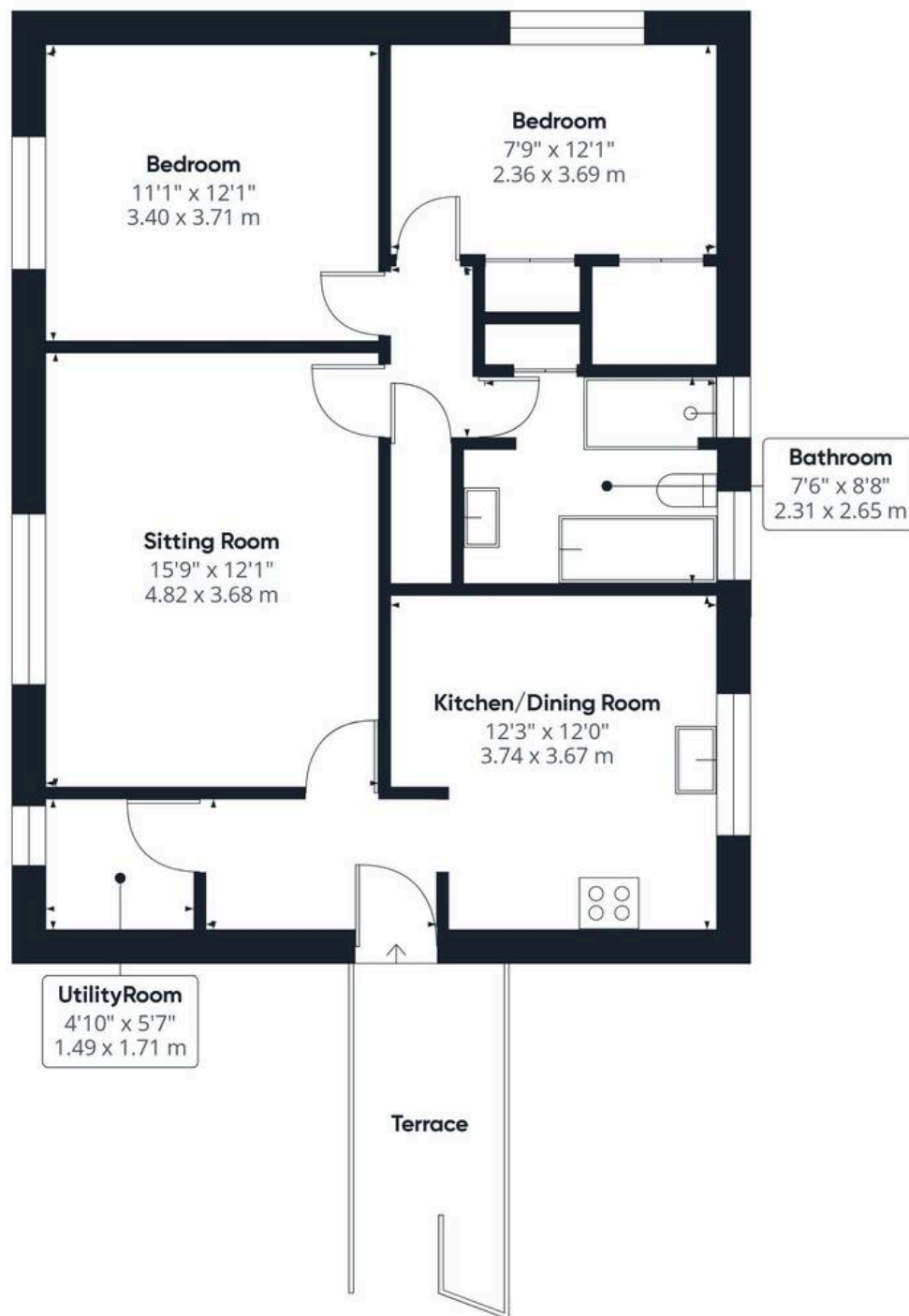




THE GREAT OUTDOORS

The property is situated within communal grounds featuring established green spaces, mature shrubs, and trees. Paved pathways traverse the complex, and an accessible exterior ramp with metal handrails provides convenient access to the first floor.





Approximate total area⁽¹⁾

758.44 ft²

70.46 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.

GIRAFFE 360



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