



Paddocks Way, Poringland - NR14 7FR



Paddocks Way

Poringland, Norwich

This MODERN 2021-built SEMI-DETACHED HOME exudes ELEGANCE and STYLE. Presented in IMMACULATE CONDITION with the added benefit of a remaining NHBC WARRANTY, offering peace of mind for the discerning buyer. Entering through the hall, one is greeted with a convenient W.C and a versatile study, ideal for those working from home. The 18' DUAL ASPECT SITTING ROOM is flooded with NATURAL LIGHT, setting a welcoming tone for relaxing evenings. The heart of the home lies in the TRIPLE ASPECT KITCHEN/DINING ROOM, complemented by a FULLY FITTED UTILITY ROOM with FRENCH DOORS to the garden, perfect for seamless domestic operations. THREE thoughtfully designed BEDROOMS offer comfort and tranquillity, complemented by an attractive EN SUITE alongside a FAMILY BATHROOM, promising a lifestyle of luxury and convenience. THE GREAT OUTDOORS beckons with a meticulously LANDSCAPED GARDEN, designed to elevate outdoor living, with an inviting patio area, accessorised with a charming pergola, seamlessly extending from the sitting room and kitchen, offering the perfect setting for alfresco dining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Modern 2021 Built Semi-Detached Home
- Immaculate Condition with Remaining NHBC Warranty
- 18' Dual Aspect Sitting Room
- Hall Entrance with W.C & Study
- Triple Aspect Kitchen/Dining Room
- Fully Fitted Utility Room
- Three Bedrooms
- Attractive En Suite & Family Bathroom

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 block paved double driveway to front with an adjacent lawn expanse, an EV car charger has been installed. A footpath takes you to the main entrance door and gated rear garden, with an area of plum slate for potted plants, with a covered porch area and outside lighting leading to the main entrance door.



THE GRAND TOUR

Heading inside the hall entrance has been finished with attractive wood panelling and wood effect flooring underfoot, whilst stairs rise to the first floor landing with useful built-in storage cupboard below. Immediately to your left is the main sitting room with a full height window to front and French doors to rear which flood the room with excellent natural light. With fitted carpet underfoot, this light and bright room offers a variety of flexibility to furnish and dress the room as the new purchaser requires. Sitting opposite is a ground floor study or playroom ,with a further full height window to front and wood effect flooring underfoot. The adjacent W.C has been attractively decorated, with storage found under the hand wash basin. Completing the ground floor is the open plan kitchen/dining space which offers an extensive range of high gloss wall and base level units with integrated cooking appliances including an inset gas hob and built-in eye level electric double oven with extractor fan. Wood effect flooring continues underfoot with space for a fridge freezer and integrated dishwasher, with windows to side, full height windows to rear and further French doors leading out to the rear garden - which once again flood the room with excellent natural light. Ample space is provided for a dining table whilst a door takes you to a utility room which offers a matching range of wall and base level units with space for a washing machine and tumble dryer, whilst a cupboard conceals the wall mounted gas fired central heating boiler.

Heading upstairs, the carpeted landing offers a window to rear for natural light whilst attractive wood panelling has been installed at the lower level. Doors lead off to the three bedrooms starting with the main double bedroom which sits to the front, with fitted carpet underfoot and built-in wardrobe. An en suite shower room leads off with a contemporary white three piece suite including a double shower cubicle and thermostatically controlled shower, with tiled splash-backs in a contrasting design and front facing window. The second bedroom also faces to the front with the third bedroom enjoying garden views to the rear. Completing the property is the family bathroom with a contemporary white three piece suite including contrasting tiled splash-backs with a mixer shower tap and glazed shower screen over the bath.

FIND US

Postcode : NR14 7FR

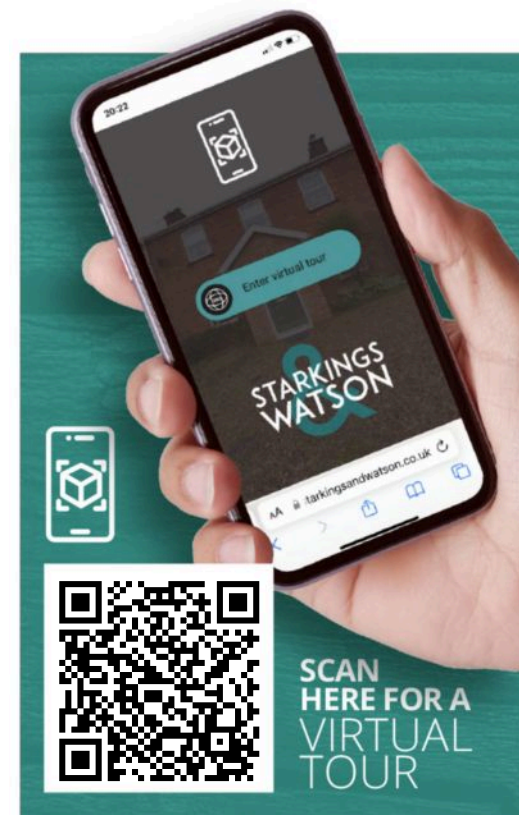
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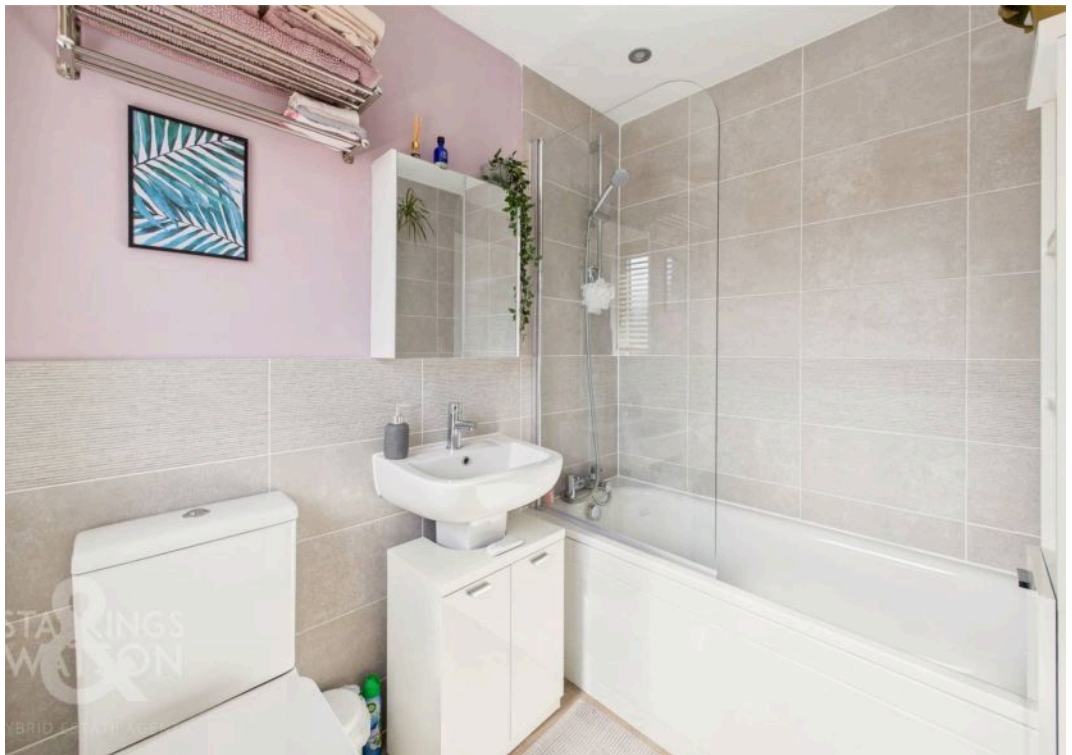
VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of communal green space is charged in the region of £80 PA.



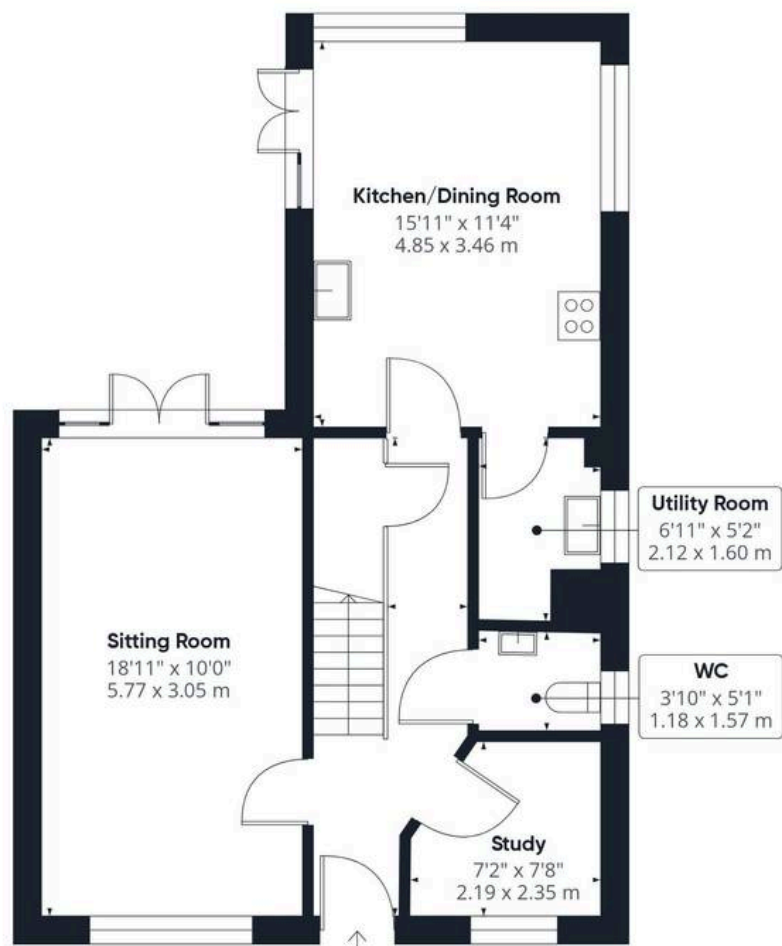




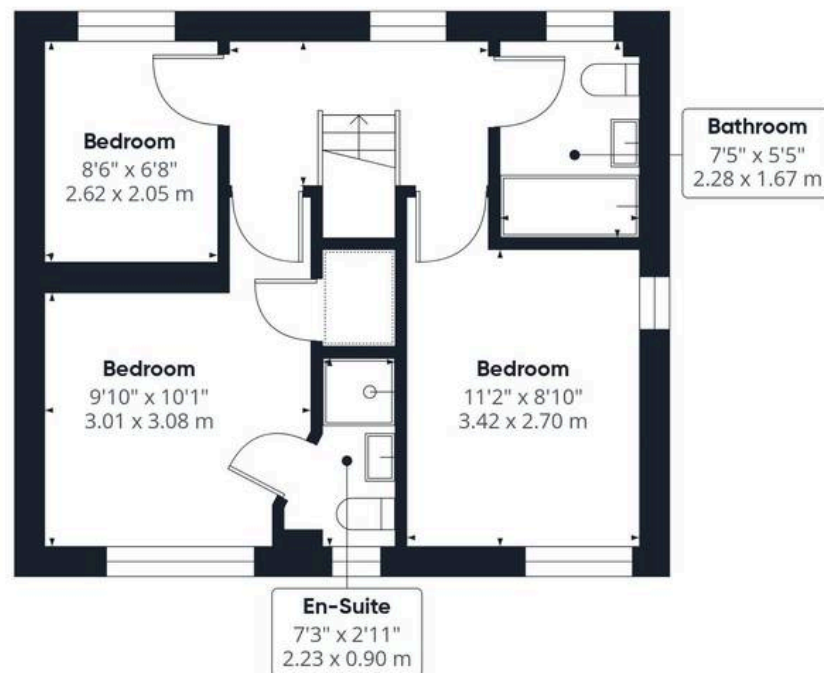
THE GREAT OUTDOORS

Pleasantly landscaped to enhance the feel and maximise the space, a patio area and pergola extend from the sitting room and kitchen area, creating an ideal private seating area. A pathway leads up the garden to a raised patio where a storage shed with power can be found with an adjacent feature pond, enclosed timber fence boundaries, outside power and lighting. A useful gated access lead to the front of the property, whilst the main expanse of the garden is laid to lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

985 ft²

91.6 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 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.