



Arminghall Close, Poringland - NR14 7TW



Arminghall Close

Poringland, Norwich

This EXQUISITE, CONTEMPORARY detached home offers an unrivalled living experience, elegantly UPGRADED to the HIGHEST STANDARD, including a RE-FITTED KITCHEN, REPLACEMENT EN SUITE and upgraded BATHROOM. Boasting approximately 1,660 sq. ft (stms), this stunning property features MODERN AMENITIES including SOLAR PANELS, BATTERY and AIR CONDITIONING for ultimate energy efficiency. Step into the newly fitted 21' KITCHEN/BREAKFAST ROOM designed with a SLEEK ISLAND and WALK-IN BAY WINDOW, perfect for both family meals and entertaining guests. With a FULL SUITE of APPLIANCES in the kitchen, the matching UTILITY ROOM is the perfect addition. The property also presents a separate 17' SITTING ROOM, bay fronted dining room, W.C, welcoming hall entrance and a versatile STUDY, providing ample space for all your needs. The FOUR DOUBLE BEDROOMS exude LUXURY, including the main bedroom with a WALK-IN DRESSING ROOM and beautifully designed EN SUITE - hosting both a BATH and SHOWER. The guest bedroom enjoys an EN SUITE, with the two further bedrooms served by the family bathroom. Outside, the meticulously LANDSCAPED GARDENS offer a secluded oasis for relaxation and enjoyment, providing a serene escape from the every-day hustle and bustle, along with a useful DOUBLE GARAGE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Contemporary & Upgraded Detached Home
- Approx. 1660 Sq. ft (stms)
- Solar Panels, Battery & Air Conditioning Installed
- Newly Fitted 21' Kitchen/Breakfast Room with Island
- Separate 17' Sitting Room, Bay Fronted Dining Room & Study
- Four Double Bedrooms
- W.C, Family Bathroom & Two En Suites
- Landscaped Gardens with a Secluded Feel

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

With an attractive lawned frontage with various mature plants, a hard standing footpath takes you to the main entrance door and porch. The adjacent double driveway offers off road parking for several vehicles, along with an EV charger and access leading to the adjoining double garage.



THE GRAND TOUR

The hall entrance offers an ideal meet and greet space with wood effect flooring underfoot and stairs rising to the first floor landing. Built-in storage can be found under the stairs, with doors taking you to the main living space and the kitchen area. As you enter, on your left hand side the W.C can be found with a white suite including tiled splash-backs and a contrasting contemporary decor. Sitting adjacent is a ground floor study or playroom complete with fitted carpet and front facing uPVC double glazed window. The formal sitting room sits beyond with full height windows and French doors leading to the rear garden, with wood effect flooring running underfoot and air conditioning installed to one side. A separate dining room can be found to the front of the property with a bay window and fitted carpet underfoot, whilst a door takes you seamlessly into the adjacent kitchen/breakfast room beyond. Fully open plan, the kitchen includes a large walk-in bay window which floods the room with excellent natural light, whilst a contemporary range of storage units are topped with quartz work surfaces and a hot water tap. The large central island and breakfast bar creates a focal point to the room, with further storage below. A full suite of integrated appliances include a full height fridge, freezer, dishwasher, wine cooler and integrated cooking appliances including an inset electric ceramic induction hob and built-in eye level electric double oven. A door takes you back into the hall entrance with French doors to the rear garden and an opening to the adjacent utility room. The utility room offers a matching range of units, complete with matching upstands and tiled splash-backs, along with ample space for laundry appliances and a door taking you to the side driveway. Accessed from the driveway, the utility is perfect for keeping coats and shoes with attractive wood panelling installed for ease of maintenance.

Heading upstairs the fully carpeted landing can be found, with a built-in double airing cupboard and loft access hatch above. Doors lead off to the four bedrooms starting with the main bedroom which sits to one side with a front facing uPVC window and fitted carpet underfoot. An open plan dressing area has been fitted with a full suite of built-in wardrobes and rear facing window, whilst an ensuite leads off having been re-fitted with a white four piece suite including a separate bath and shower cubicle. Contrasting tiled splash-backs add a touch of luxury, with a twin head thermostatically controlled rainfall shower installed, along with a heated towel rail and built-in storage under the hand wash basin. The three Further bedrooms are all finished with fitted carpet, whilst the second bedroom also includes a suite of built-in wardrobes and a further en suite shower room with a large walk-in shower cubicle. Completing the property is the family bathroom with a white four piece suite including a hand wash basin set within an attractive vanity unit with storage under, walk-in shower cubicle, tile splashbacks and heated towel rail

FIND US

Postcode : NR14 7TW

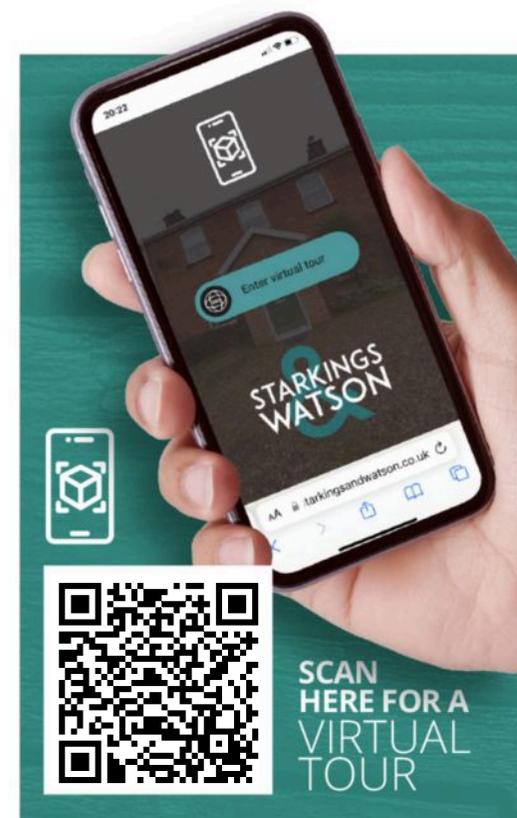
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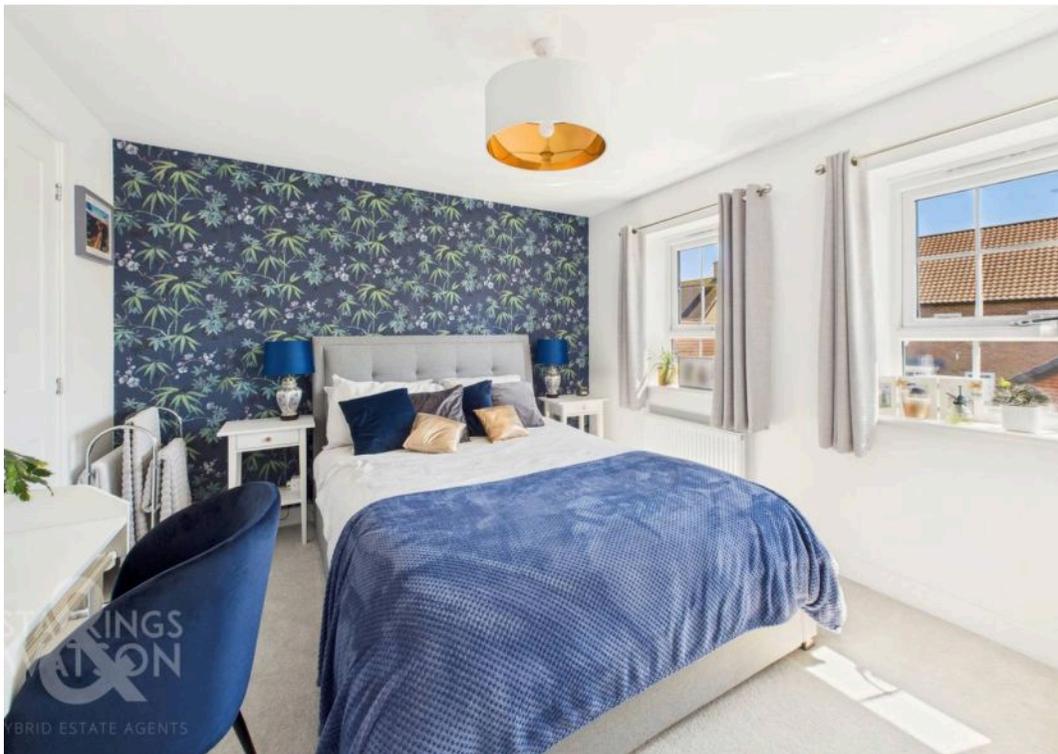
VIRTUAL TOUR

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

AGENTS NOTES

An annual estate charge is applicable for the upkeep of communal green space.

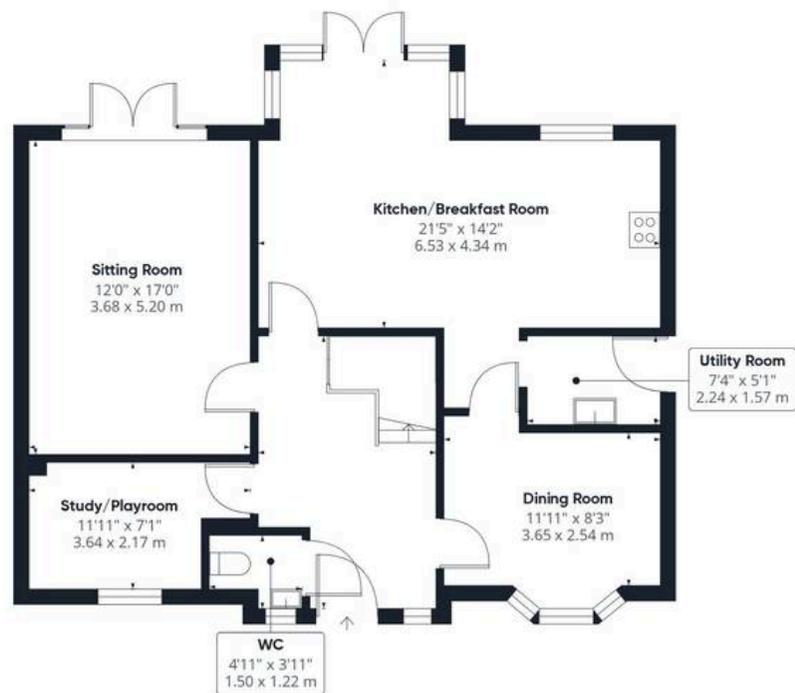




THE GREAT OUTDOORS

Enclosed and laid to lawn, attractive landscaping has been completed to include a sweeping pathway which leads to a patio seating area - flowing seamlessly from the sitting room French doors. With planted borders to the side and rear, the garden enjoys a secluded aspect with various feature paving and access to the adjoining garage. The garage offers twin up and over doors to front, solar panel controls and battery, storage above, door to rear, power and lighting.





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1660 ft²
154.1 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.



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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.