



Kiln Close, Poringland - NR14 7TU



Kiln Close

Poringland, Norwich

This modern semi-detached home offers approximately 913 sq. ft (stms) of well-appointed accommodation. PERFECTLY POSITIONED for FAMILY LIVING, the inside boasts a 17' DUAL ASPECT SITTING ROOM flooded with natural light, complemented by FRENCH DOORS leading out to the LANDSCAPED GARDEN. The heart of the home is the IMPRESSIVE 17' KITCHEN/DINING ROOM, complete with a separate UTILITY ROOM and W.C for convenience. Upstairs, THREE generously sized BEDROOMS provide ample space for rest and relaxation, alongside a family bathroom and EN SUITE in the main bedroom. Adding to the appeal, the property is just a SHORT WALK AWAY from a well-regarded secondary school and local amenities, making it an ideal family home. Furthermore, a large garden, TANDEM DRIVEWAY and GARAGE offer plenty of outdoor space and parking options.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern Semi-Detached Home
- Approx. 913 Sq. ft (stms) of Accommodation
- Short Walk to Secondary School & Amenities
- 17' Dual Aspect Sitting Room with French Doors
- 17' Kitchen/Dining Room with Separate Utility
- Three Bedrooms
- W.C, En Suite & Family Bathroom
- Large Garden, Tandem Driveway & Garage

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 an easy to maintain front garden with planted borders, a hard standing brick-weave driveway sits adjacent, offering tandem parking for several vehicles, with access to the garage and gated access to the garden.



THE GRAND TOUR

The hall entrance is finished with fitted carpet underfoot while stairs rise to the first floor landing and doors lead off to the main living space and kitchen. Tucked under the stairs is a useful ground floor W.C with the white two piece suite finished with tiled splash-backs. The main sitting room offers a front facing window and fitted carpet underfoot, with uPVC double glazed French doors leading out to the rear garden. The kitchen offers an L-shaped arrangement of built-in units with integrated cooking appliances including an inset gas hob and built-in electric double oven with a glass splash-back and matching up-stands. Under cupboard lighting runs around the kitchen with integrated appliances including a fridge freezer and dishwasher, with tiled flooring underfoot. Dual aspect views lead to front and rear, and space is provided for a dining table. The utility room leads off providing a further range of storage, with a door to rear, cupboard housing the wall mounted gas fired central heating boiler and tiled flooring underfoot - for ease of maintenance.

Heading upstairs, the spacious landing offers a rear facing window and fitted carpet underfoot, along with a built-in double airing cupboard sitting to one corner. The main bedroom sits at the front of the property with built-in wardrobes and fitted carpet, with a private ensuite shower leading off. The white three piece suite includes tiled splash-backs, thermostatically controlled shower and heated towel rail. The second bedroom enjoys fitted carpet underfoot and a built-in wardrobe, with the third bedroom sitting to the rear with garden views. Completing the property is the family bathroom with a further white three piece suite including a mixer shower tap over the bath, with tiled splash-backs and tiled effect flooring.

FIND US

Postcode : NR14 7TU

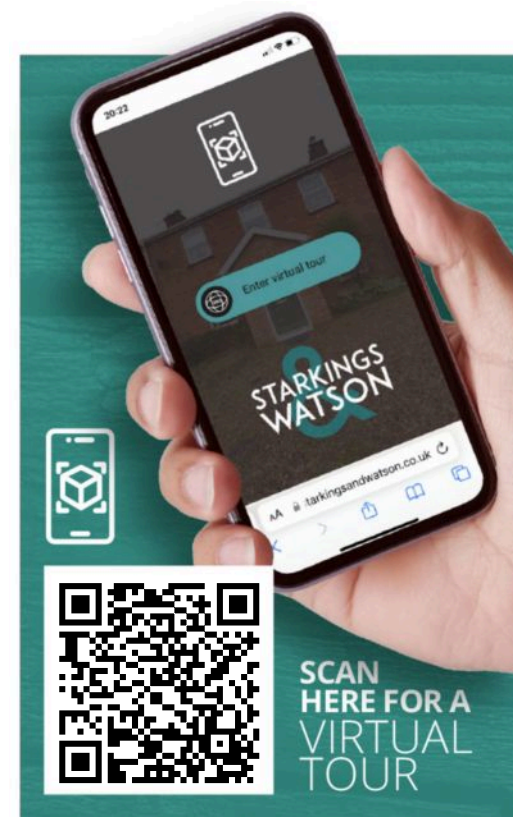
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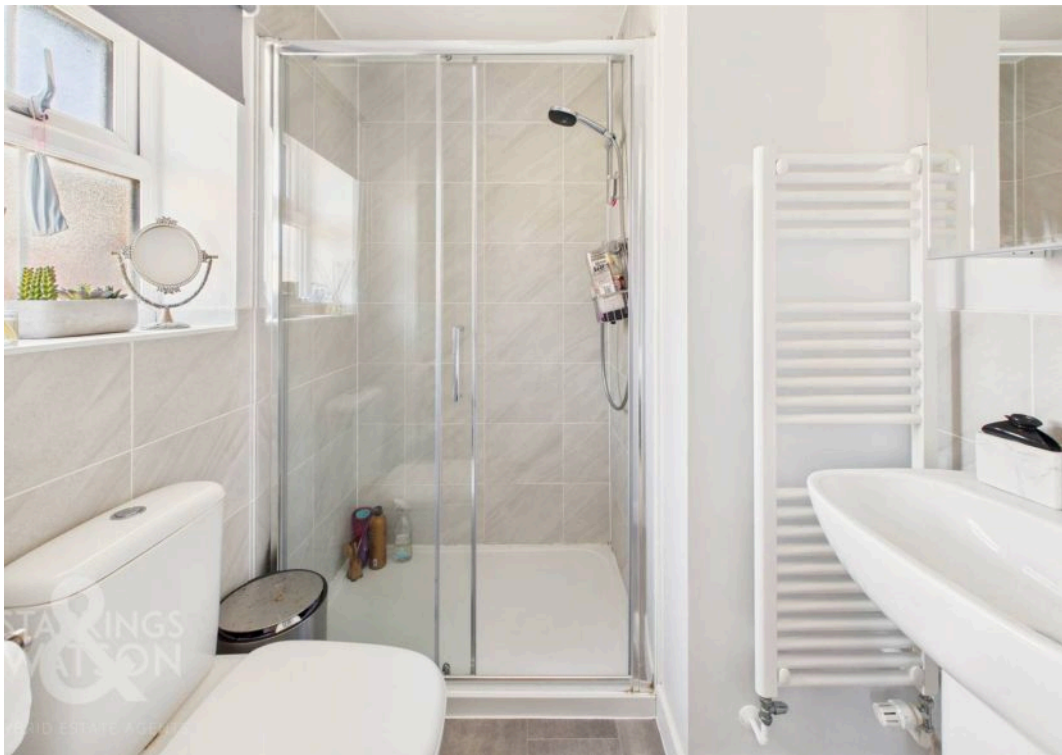
VIRTUAL TOUR

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

AGENTS NOTES

An annual charge in the region of £260 PA is due for the up keep of communal green space.



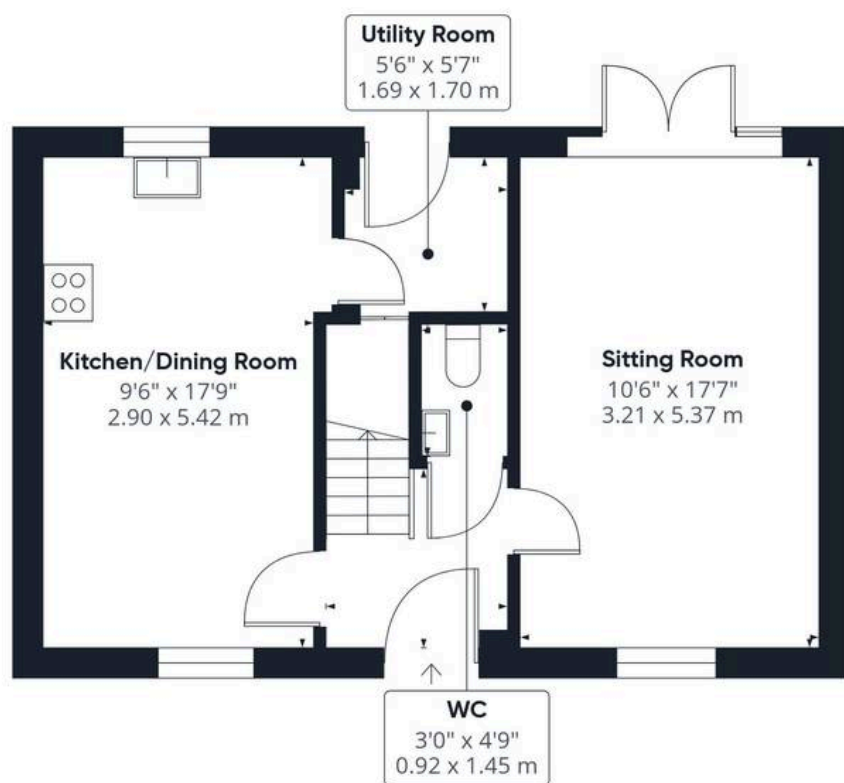




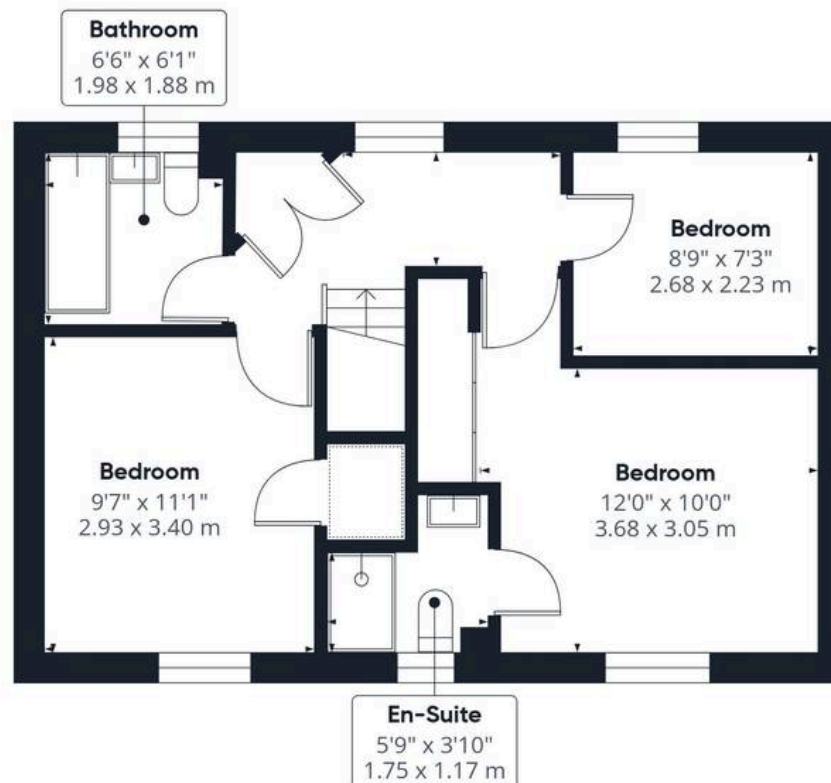
THE GREAT OUTDOORS

The rear garden is a fantastic size being mainly laid to lawn and includes a range of raised beds. The patio area sweeps across the width of the property, with gated access to the driveway and garage. A further patio area sits to the far corner enjoying the afternoon sun. The garage offers an up and over door to front, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

913 ft²

84.7 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.