



Lansdowne Drive, Poringland - NR14 7XL



Lansdowne Drive

Poringland

75% SHARED EQUITY PROPERTY. Located on this quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE offers a perfect blend of modern living and convenience. The property has been WELL MAINTAINED and offers a BLANK CANVAS for a new buyer. Upon entering, a welcoming HALLWAY ENTRANCE offers a convenient W.C. The property boasts a stylish and well-equipped KITCHEN complete with INTEGRATED APPLIANCES. The 15' open plan SITTING and DINING ROOM is a versatile space bathed in natural light, featuring FRENCH DOORS leading out. Upstairs, you will find TWO BEDROOMS alongside a FAMILY BATHROOM with a shower over the bath. Situated within walking distance to local shops and schools, this home is a true gem in a convenient location. The rear GARDEN offers a peaceful retreat, providing a PRIVATE space ENCLOSED by timber panel fencing. The flagstone patio presents an excellent spot for outdoor furniture with a laid lawn beyond. Convenient access at the side of the property leads to the front, while a wooden latch and brace gate opens to a passageway leading to the CARPORT and OFF-ROAD PARKING.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Semi-Detached Home
- 15' Open Plan Sitting/ Dining Room with French Doors
- Modern Kitchen With Integrated Appliances
- Two Bedrooms
- Family Bathroom With Shower Over
- Open Car Port & Driveway Parking
- Private & Enclosed Garden
- Walking Distance to Shops & Schools

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

Set back from the road, the property offers a low maintenance frontage, predominantly laid to lawn with a range of well established shrubs. The pathway leads down the side of the home providing access to the garden whilst a flagstone patio walkway leads to the main entrance underneath an open porch.



THE GRAND TOUR

Stepping inside, the entrance hall offers hard flooring for ease of maintenance, whilst a conveniently located two piece W.C can be found to the left. Immediately to the right, the kitchen offers a range of wall and base storage cupboards arranged in a U shape configuration whilst integrated oven, hob and extractor provide convenience. Further under counter space can be found for white goods including a dishwasher and fridge freezer. Back to the hall, stairs rise to the first floor to the left and the door opens to the 15' sitting and dining room, with continued hard flooring and integrated understairs storage. This versatile space allows for a range of soft furnishing layouts whilst French doors open to the garden and allow floods of natural light to fill the space.

Ascending the staircase to the carpeted first floor landing, loft access can be found above whilst a generous airing cupboard can be found to the left. Doors open to two double bedrooms. The first enjoys a rear facing aspect from uPVC double glazed windows along with carpeted flooring and radiators. The main bedroom can be found at the end of the hallway, enjoying twin windows overlooking the front of the property, also with carpeted flooring and radiators and plenty of space for furniture. Completing the accommodation, the contemporary three piece family bathroom includes a shower over the bath with a tiled splashback and wood effect flooring underfoot.

FIND US

Postcode : NR14 7XL

What3Words : ///snow.gladiator.handlebar

VIRTUAL TOUR

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

AGENTS NOTES

This property is offered Freehold. The advertised price is 75% of the value, but you will own the full property, with a 25% equity share belonging to Flagship Housing by way of a second charge on the property. In our opinion this is better than Shared Ownership as there is no rent payable, and no requirement to pay off the 25% share.

To be eligible to purchase the property, the local authority offers a cascade of priority and eligibility. The properties are first offered to residents of the administrative district of South Norfolk, and then any other person. For further information please contact our office.

The management company will be responsible for any communal parking areas, drives, footways and road ways that will not be adopted, within the development. Each home owner will have a share of the management company and it is envisaged that the annual fee will be in the region of £100 - £150 per annum. Repairs, maintenance and setting of future charges will be the responsibly of the management company. We will provide you with further information regarding the management company as part of the home buying process.



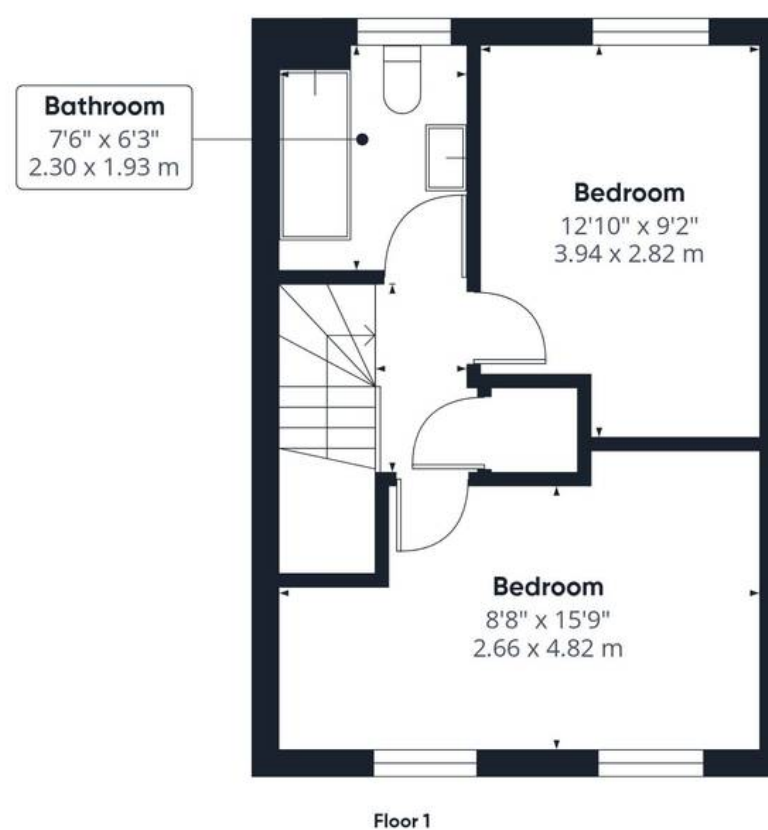
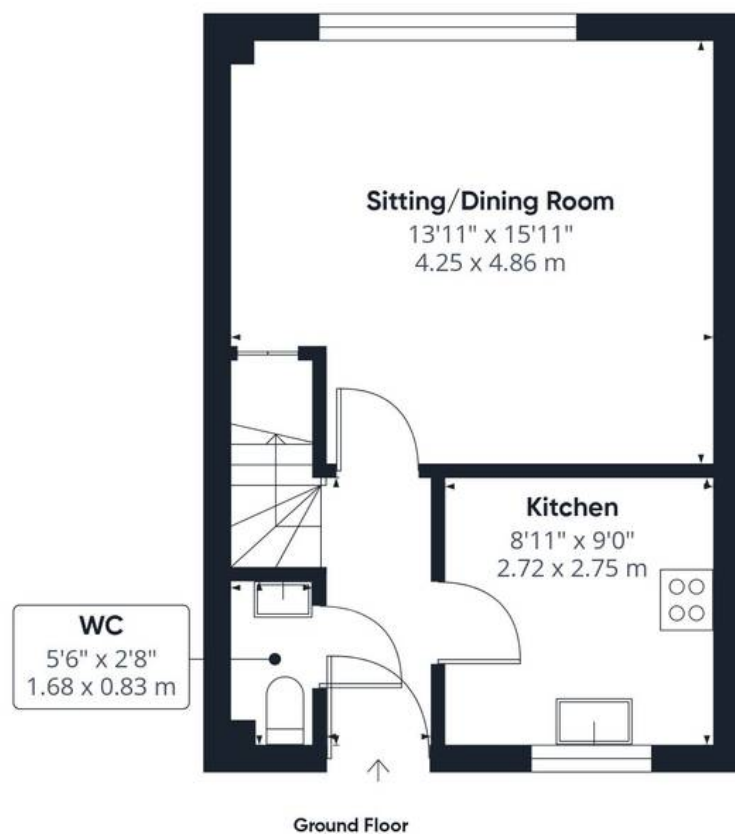




THE GREAT OUTDOORS

Stepping outside, the rear garden offers a private outlook and is fully enclosed with timber panel fencing. Initially offering a flagstone patio, ideal for outdoor furniture to enjoy the summer months. Useful access at the side of the property leads to the front whilst a wooden latch and brace gate opens to a passageway leading to the carport and off-road parking. The remainder of the garden is predominantly laid to lawn and bisected by a pathway leading to a useful storage shed.





Approximate total area⁽¹⁾
673 ft²
62.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.