



The Street, Poringland - NR14 7RP



The Street

Poringland, Norwich

A delightful opportunity presents itself with this EXCELLENT THREE BEDROOM SEMI-DETACHED HOME, in the HEART OF PORINGLAND boasting THREE BEDROOMS AND TWO RECEPTION ROOMS. The property offers an EXCELLENT OPPORTUNITY for those seeking a home to make their own with huge extension potential. The current owners had previously approved planning permission for a DOUBLE STOREY EXTENSION to the side so the possibilities are endless (stp). The property offers a functional layout with a kitchen, family bathroom, hallway, two reception rooms and three ample bedrooms all of which provide comfortable family living. With a GENEROUS PLOT allowing for extension potential, there are gardens to the front and the rear with a good degree of privacy. In addition there is also plenty of DRIVEWAY PARKING to the front for multiple vehicles. You will also find mains services including gas fired central heating and uPVC double glazing.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Semi-Detached Family Home
- Generous Plot With Extension Potential
- Two Reception Rooms & Kitchen
- Three Bedrooms & Family Bathroom
- Ample Driveway Parking & Rear Garden
- Previously Planning Approved For Double Storey Extension
- Excellent Central Village Location
- Ideal Project & Next Step On The Ladder

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 the Street in the heart of Poringland there is a large shingled driveway to the front and side providing parking for multiple vehicles. To the front there are also lawned gardens as well as a range of timber sheds and a garage. There is gated access to the garden beyond as well as hedging, walls and fencing enclosing.



THE GRAND TOUR

Entering via the main entrance door to the front there is a hallway with stairs to the first floor as well as understairs cupboard. The first room to the right is the front facing sitting room with a brick built fireplace housing an open fire. A door leads through to the rear hall from the sitting room. Heading straight ahead from the entrance hall is the dining room with another fireplace and a door into the rear hall. The rear hall provides access to the bathroom and the kitchen beyond. The bathroom offers a w/c, hand wash basin and bath with shower over. The kitchen to the rear provides a range of wall and base level units with space for free standing white goods. The gas fired boiler is wall mounted in the kitchen and there is a door leading out to the utility/lean too beyond with space and plumbing for white goods with a door to the garden.

Heading up to the first floor landing there are three ample bedrooms one of which has built in cupboards with the largest bedroom to the rear offering a fireplace.

FIND US

Postcode : NR14 7RP

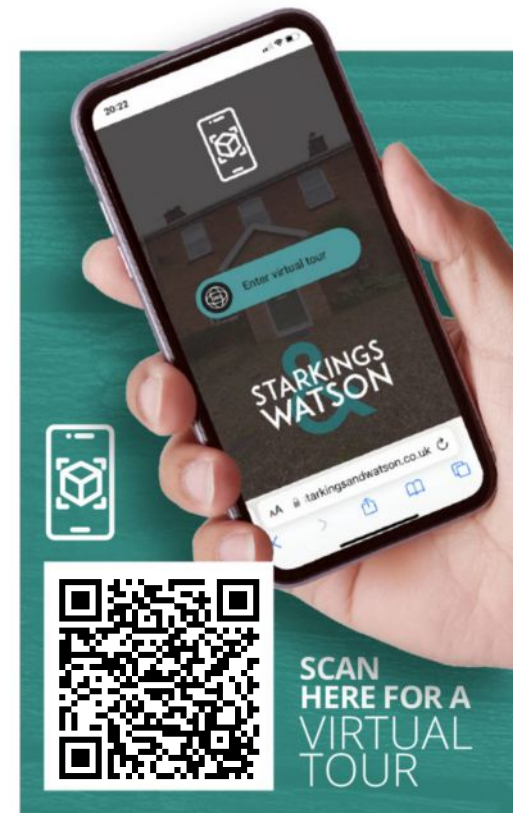
What3Words : ///necks.anchorman.harnessed

VIRTUAL TOUR

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

AGENTS NOTES

Previous planning was approved (expired last year) for a double storey extension to the side elevation with a planning reference number of 2021/0708 South Norfolk District Council.



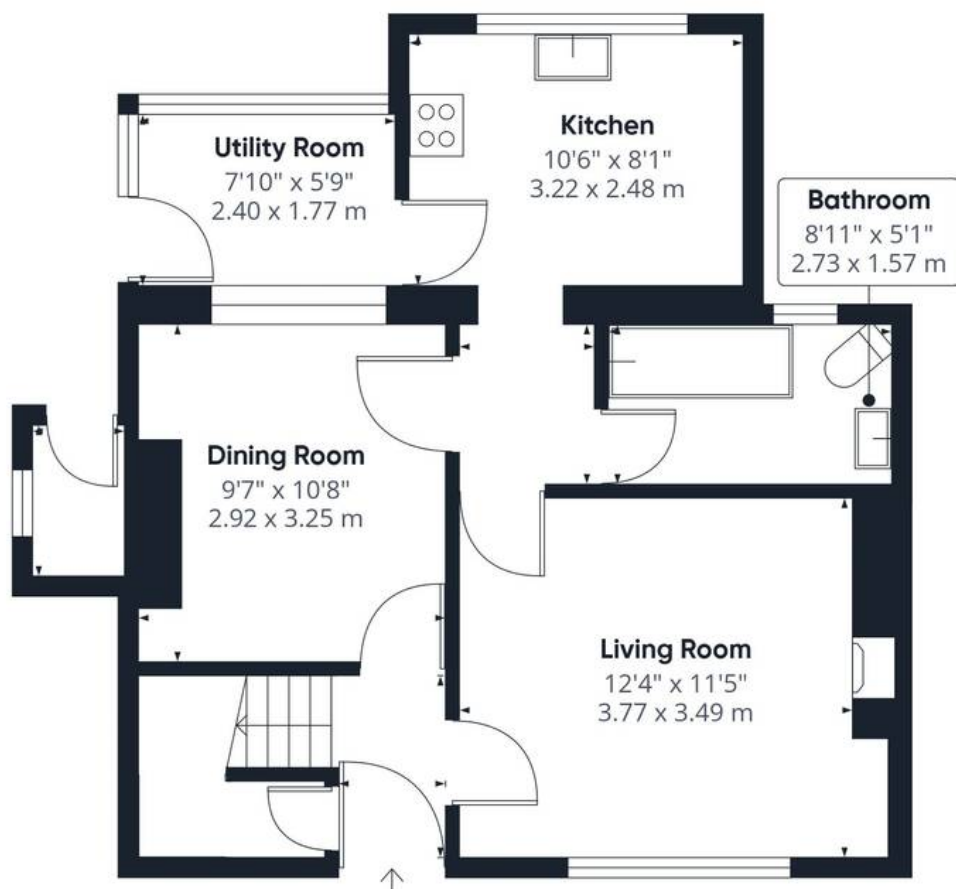




THE GREAT OUTDOORS

To the rear of the house there are private gardens with a paved patio area, artificial lawns and a deck, all of which provide space for outside dining. There is access to an outhouse as well as a storage shed. There is a gate onto the front driveway and the garden is enclosed with timber fencing.





Floor 1

Approximate total area⁽¹⁾

862 ft²
80 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



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