



Fitzgerald Road, Poringland - NR14 7TD



Fitzgerald Road

Poringland, Norwich

This end-terrace FAMILY HOME is conveniently located near SHOPS and AMENITIES. This property boasts an EN-BLOC GARAGE and a LARGE DRIVEWAY, perfect for parking multiple cars. Entry through the porch reveals AMPLE STORAGE space before leading into the SITTING ROOM, complete with stairs ascending to the first floor. The OPEN-PLAN KITCHEN and dining area offer a spacious layout with room for appliances, while the CONSERVATORY provides direct access to the garden. Upstairs, THREE BEDROOMS offer comfortable living space, served by the FAMILY BATHROOM with a SHOWER and further STORAGE. Offering a blend of lawn and patio areas enclosed by timber panel fencing, the GARDEN enjoys a spacious feel, with a gated access leads to a PRIVATE WALK-WAY and additional storage area.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:



- End-Terrace Family Home Close to Shops & Amenities
- Porch Entrance with Storage
- Sitting Room with Stairs to First Floor
- Open Plan Kitchen/Dining Room with Space for Appliances
- Conservatory with Garden Access
- Three Bedrooms
- Enclosed Gardens with Extra Storage Space
- En-Bloc Garage & Large Driveway

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 and approached via a lawned front garden, a footpath leads to the main entrance door. To the end of the terrace row, the tarmac driveway can be found providing off road parking for several vehicles, with access leading to the garage and gated rear garden.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring for ease of maintenance along with a built-in double storage cupboard and door taking you to the main sitting room. Finished with fitted carpet and stairs rising to the first floor landing, the central fireplace creates a focal point to the room, with a front facing uPVC double glazed window. A door takes you through to the adjacent kitchen/dining room which stretches across the rear of the property, with a u-shaped arrangement of wall and base level units including integrated cooking appliances, with an inset gas hob and built-in electric double oven, with an extractor fan above. Space is provided for general white goods including a fridge freezer, dishwasher and washing machine. With tiled flooring underfoot, space is provided for a dining table, where sliding patio doors lead to the conservatory - extending the living space. Finished with tiled flooring under foot for ease of maintenance, sliding patio doors take you to the rear garden which extends the living space further during the summer months.

Heading upstairs, the carpeted landing includes a loft access hatch, with doors taking you to the three bedrooms and family bathroom. The two larger double bedrooms are both finished with fitted carpet and uPVC double glazing, with built-in wardrobes. The smaller bedroom is an ideal study or single bedroom with a front facing window. Completing the property, the family bathroom is finished with a shower over the bath, contrasting tiled splash-backs and built-in airing cupboard providing storage.

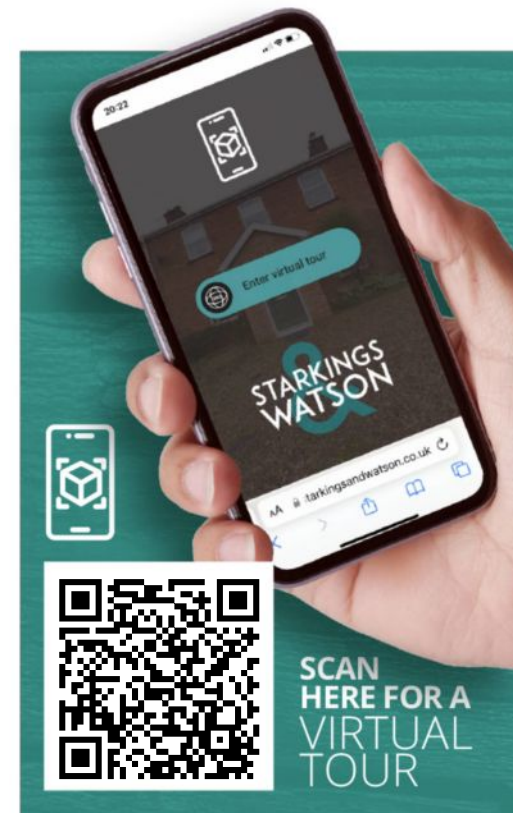
FIND US

Postcode : NR14 7TD

What3Words : ///destiny.below.expecting

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden offers a mixture of lawn and patio space - enclosed within timber panel fencing and a range of planting to the boundaries. two useful timber built sheds offer storage, one with electricity, whilst gated access leads to a private walk-way, where a further storage area can be found and gated access to the driveway. The garage offers an up and over door to front and storage above. The back access has right of way for other properties to get to their neighbouring properties.



Approximate total area⁽¹⁾

788 ft²

73.3 m²

Reduced headroom

16 ft²

1.5 m²

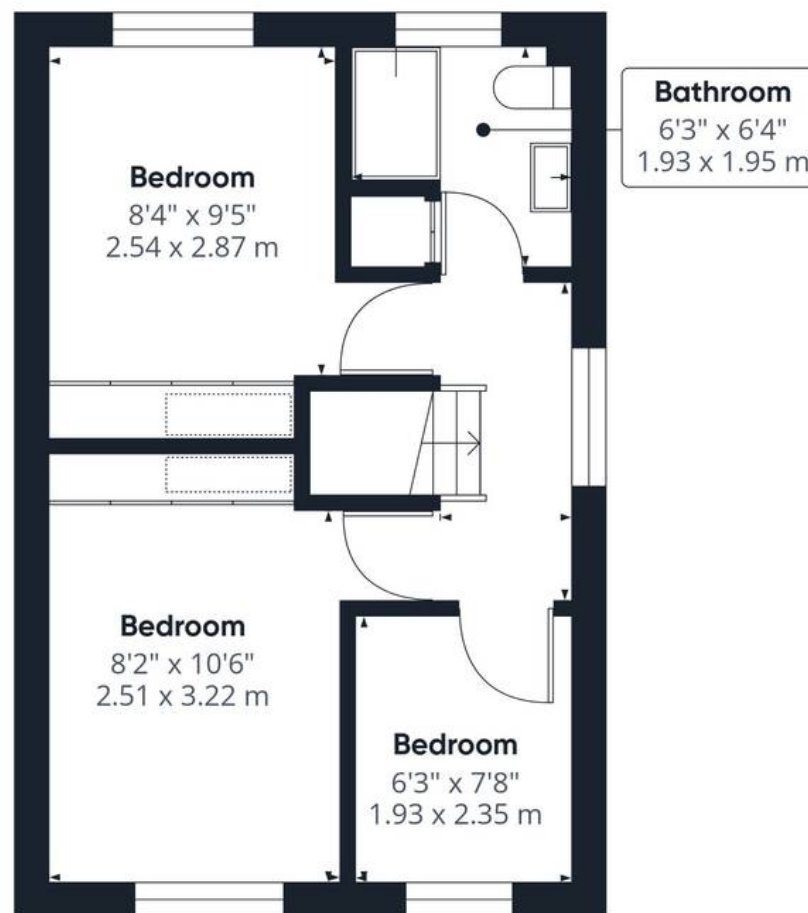
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

GIRAFFE360



Floor 1



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 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.