



Hardley Road, Poringland - NR14 7UR

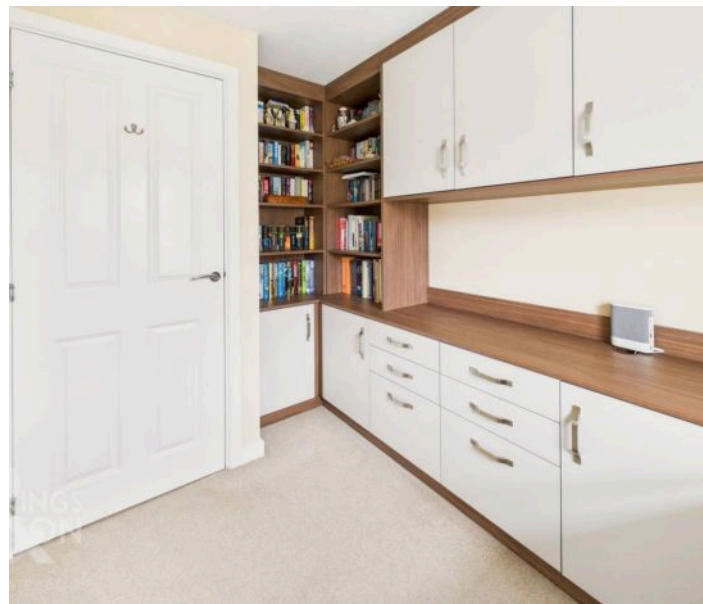




## Hardley Road

Poringland, Norwich

Occupying a desirable location, this IMMACULATE semi-detached HOME enjoys a fantastic position on this POPULAR DEVELOPMENT, offering LUXURIOUS LIVING both inside and out. Boasting approximately 892 sq. ft (stms) of UPGRADED ACCOMMODATION, this property exudes CONTEMPORARY CHARM and COMFORT. The ground floor features a generous 17' SITTING/DINING ROOM, complete with AIR CONDITIONING and French doors that invite abundant natural light to illuminate the space. The 12' KITCHEN/BREAKFAST ROOM is a culinary delight, equipped with MODERN APPLIANCES for seamless meal preparation. Ascend the stairs to discover THREE SPACIOUS BEDROOMS, each adorned with BESPOKE STORAGE solutions to maximise space and functionality. The MAIN BEDROOM also includes a WALK-IN WARDROBE. Convenience is key with a W.C, EN SUITE, and family bathroom with a shower.



Step outside to the well-stocked and FULLY LANDSCAPED GARDEN which has been carefully designed for LOW MAINTENANCE whilst providing a serene escape. The tandem RESIN DRIVEWAY and detached garage with ELECTRIC DOOR offer ample parking and storage options.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Immaculate Semi-Detached Home on a Popular Development
- Approx. 892 Sq. ft (stms) of Upgraded Accommodation
- 17' Sitting Room with Air Conditioning & French Doors
- 12' Kitchen/Breakfast Room with Appliances
- Three Spacious Bedrooms with Bespoke Storage
- W.C, En Suite & Family Bathroom with Shower
- Well Stocked & Fully Landscaped Gardens
- Tandem Driveway & Detached 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

Set back to the road, wrought iron railings enclose the front garden which offers a newly landscaped pathway taking you to the main entrance door. The adjacent area of artificial grass adds colour to the resin driveway, where tandem parking with gated access to the garden and access to the detached garage can be found.

## THE GRAND TOUR

Once inside, the hall entrance offers wood effect flooring underfoot with stairs rising to the first landing and a useful built-in bespoke storage unit to one side. The ground floor W.C is conveniently situated in the hall entrance with a white two piece suite and tiled splash-backs. The kitchen sits at the front of the property enjoying a bay fronted window with a high gloss range of wall and base level units with integrated cooking appliances including an inset electric ceramic induction hob and extractor fan, built-in eye level Wi-fi controlled electric oven and microwave combination, with other appliances including a built in fridge freezer, washing machine and dishwasher. Matching up-stands and glass splashbacks run around the work surface, with a water softener and filtered water tap installed, and continued wood effect flooring underfoot. The sitting/dining room occupies most of the ground floor - being finished with fitted carpet and comfortable air conditioning. A window faces to the side whilst rear facing full height windows and French doors open up to the patio seating area. A large built-in cupboard sits under the stairs with ample space provided for soft furnishings and a dining table.

Heading upstairs the carpeted landing includes a built-in airing cupboard whilst the stairs itself include a mixture of white painted balustrades and exposed wood handrails. The loft access hatch can be found above whilst doors lead off to the three bedrooms.

The main bedroom sits to the rear of the property with carpet underfoot and a range of bespoke built bedroom furniture, whilst a walk-in wardrobe offers further hanging and shelf storage space. The private ensuite shower room includes a large walk-in double shower cubicle with an electric shower, tiled walls and heated towel rail. The second bedroom sits to the front, also including a range of bespoke built in bedroom furniture, whilst the third bedroom is currently utilised as a study, complete with bespoke handcrafted storage units and desking. Completing the property is the family bathroom which offers a white three piece suit with a shower over the bath, and heated towel rail.

## FIND US

Postcode : NR14 7UR

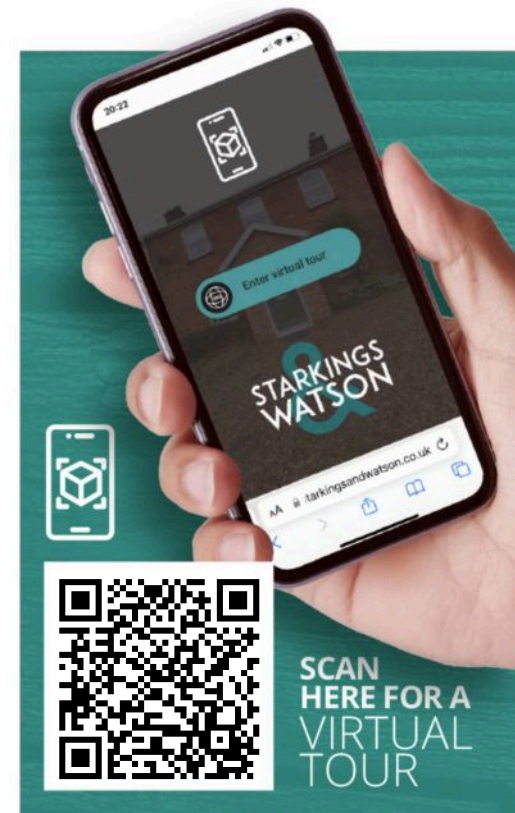
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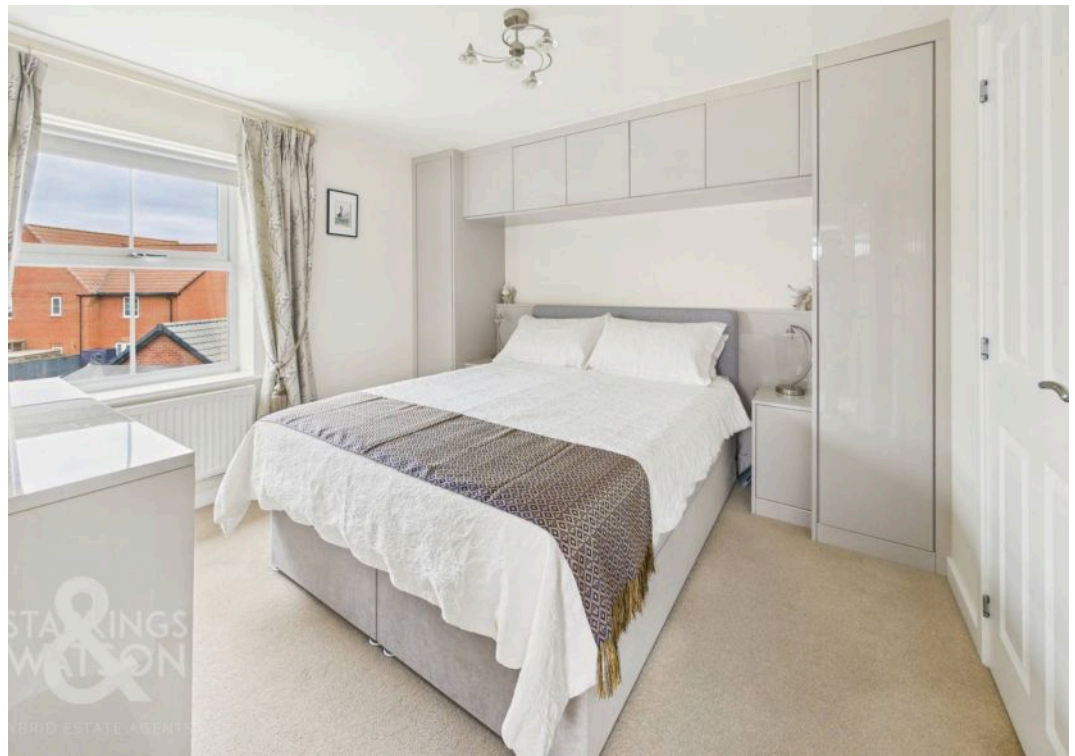
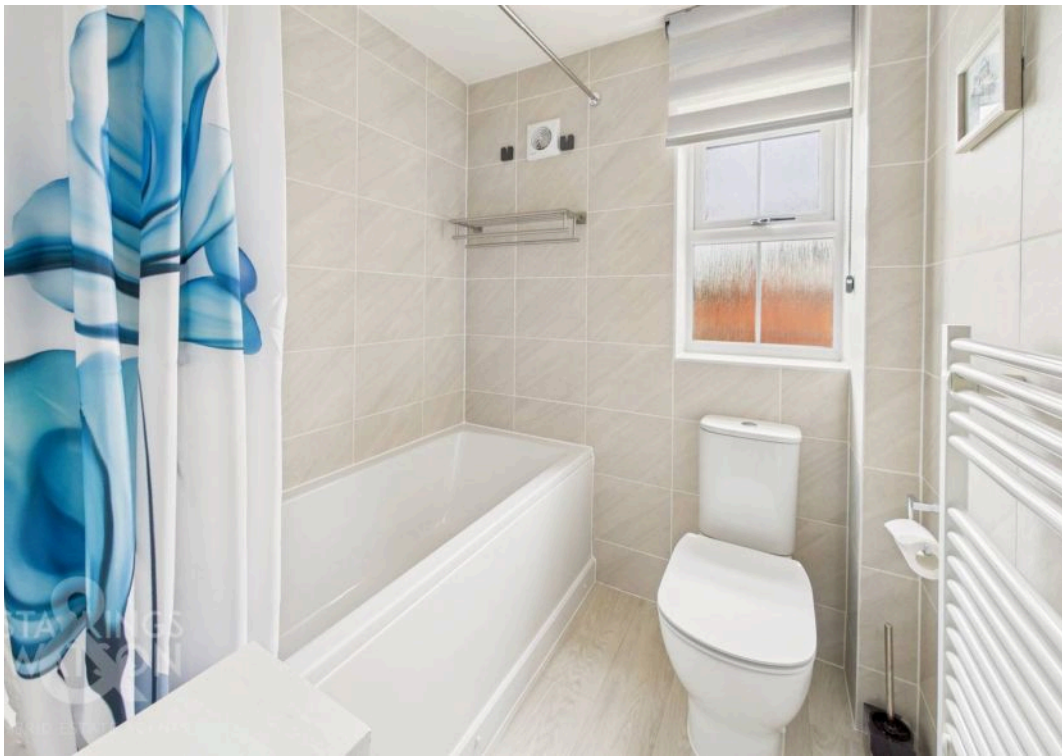
## VIRTUAL TOUR

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

## AGENTS NOTES

A strip of land to the left of the property running adjacent to the garage is not included within the freehold title. The CCTV system is available by separate negotiation. An annual service charge in the region of £286 is due for the upkeep of communal green space.





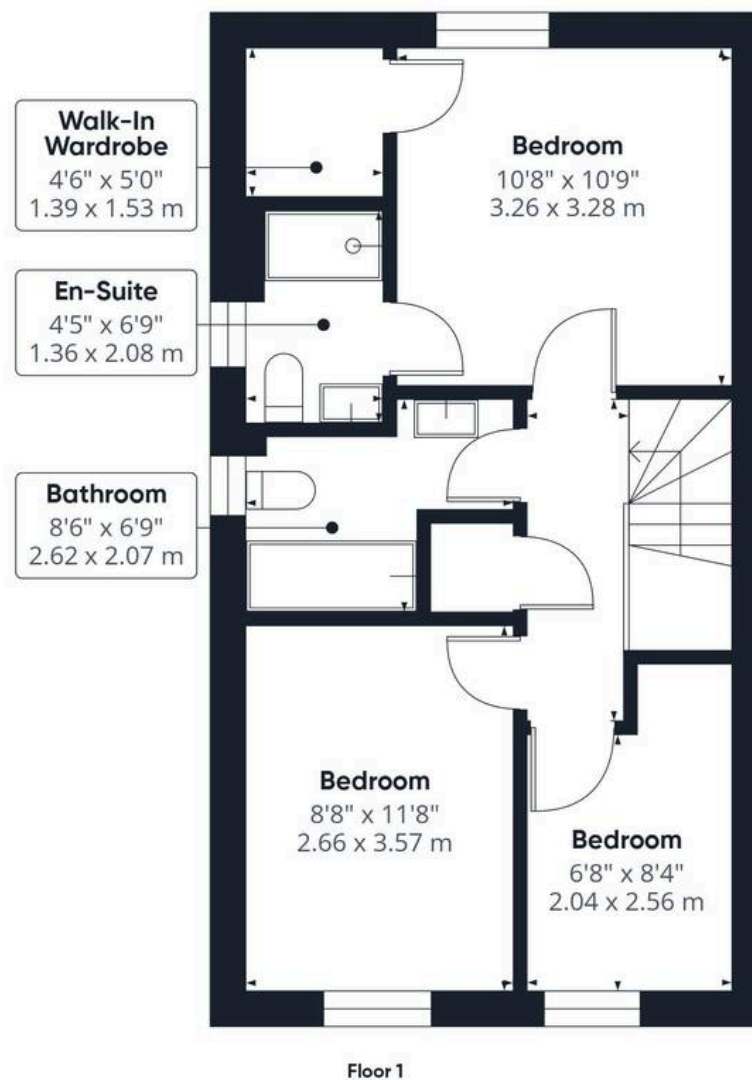
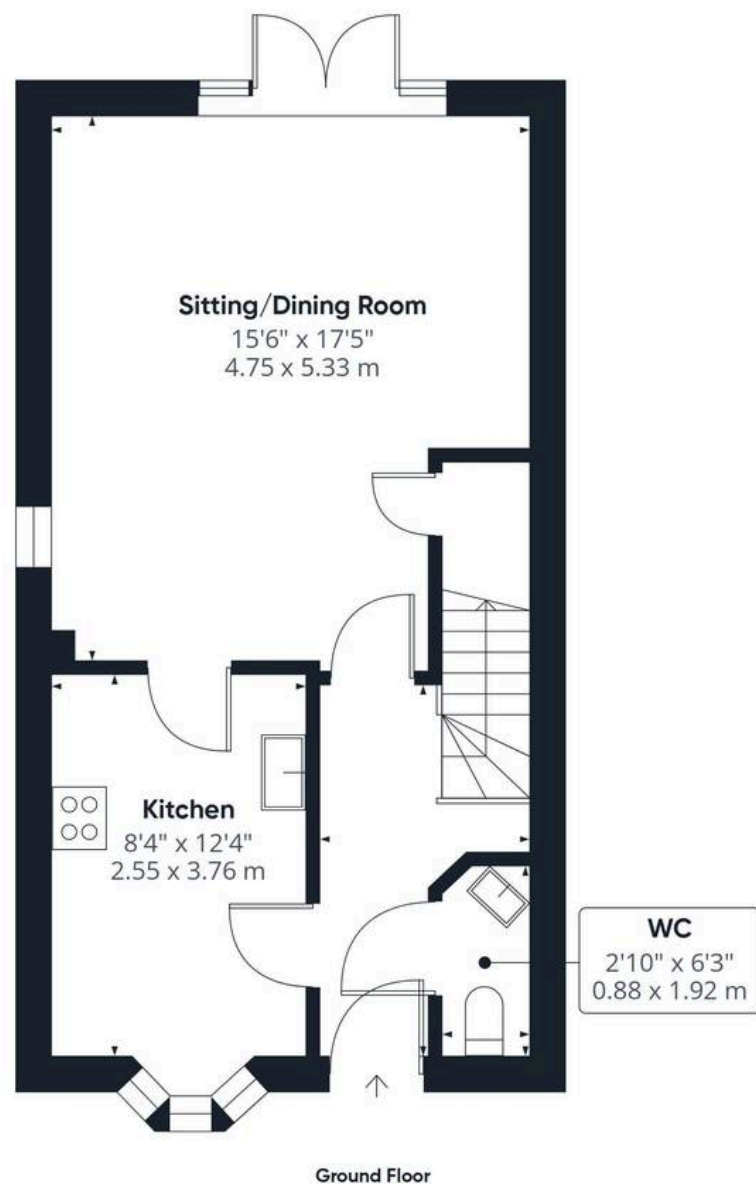




## THE GREAT OUTDOORS

The spacious rear garden enjoys a high degree of privacy, with fully enclosed timber fenced boundaries and mature hedging. Landscaped to include a large central area of artificial lawn, a raised patio extends from the sitting room French doors, where a pathway leads to the timber storage shed and gated access to the driveway. The garage is accessed via an electric roller door to front, with storage above, power and lighting.





**Approximate total area<sup>(1)</sup>**  
892 ft<sup>2</sup>  
82.9 m<sup>2</sup>

(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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