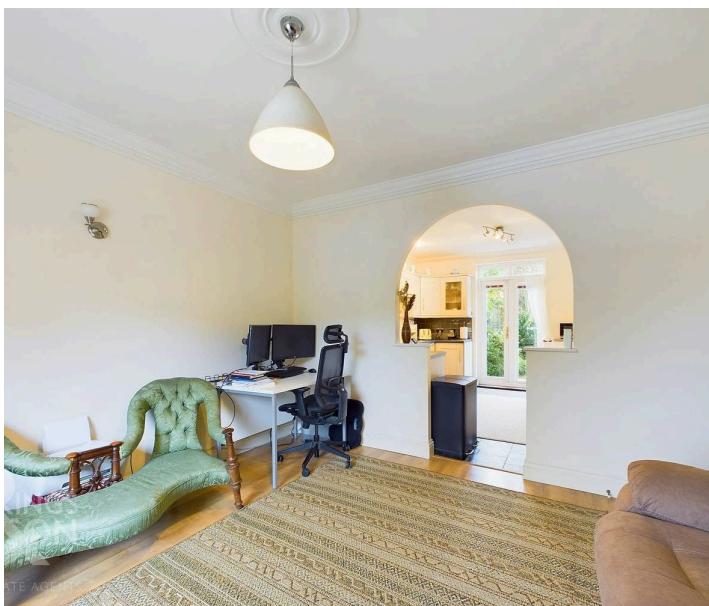




Blackthorn Way, Poringland - NR14 7WD

**STARKINGS
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HYBRID ESTATE AGENTS



Blackthorn Way

Poringland, Norwich

This mid-terrace TOWNHOUSE is overlooking the central square of Blackthorn Way. With a GARAGE and CAR PORT providing parking, this SPACIOUS PROPERTY is located close to amenities and schooling. Centred around a generous ENTRANCE HALL with stairs to the first floor, the accommodation comprises a MODERN CLOAKROOM, dining room, KITCHEN with space for a table, and UTILITY ROOM to the ground floor - whilst FRENCH DOORS lead to the garden. The first floor offers the SITTING ROOM, and main bedroom with EN SUITE. The top floor offers TWO DOUBLE BEDROOMS, with THREE BEDROOMS in total, and the family bathroom. With UNDERFLOOR HEATING to the ground floor, and central heating via a Hive Heating control to all floors, the property is finished with SASH WINDOWS and double glazing, including a recently fitted new front door. To the rear, the LOW MAINTENANCE GARDEN is perfect for catching the AFTERNOON SUN, with access to the adjacent GARAGE and CAR PORT.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace Townhouse
- Two Reception Rooms
- Kitchen & Utility Room
- Three Double Bedrooms
- Built-in Wardrobes to All Bedrooms
- W.C, En Suite & Family Bathroom
- Low Maintenance Gardens
- Garage & Car Port

Situated on the Norfolk Homes development within the South Norwich village of Poringland, is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

SETTING THE SCENE

Fronting a courtyard style development with visitor parking and trees to the centre, a lawned frontage with a hard standing footpath leads to the main entrance door. The parking, which includes a garage and carport, can be found at the rear of the property and visitors parking on the front square.



THE GRAND TOUR

Heading inside, the hall entrance offers wood flooring underfoot with stairs rising to the first floor landing and a useful storage space below. A door straight ahead takes you into the ground floor W.C, with a white two piece suite including storage under the sink and tiled splash backs. As with all Norfolk Homes built properties, underfloor heating can be found throughout the ground floor, which includes the adjacent family/dining room which is also finished with a wood effect flooring underfoot. A sash window to front allows for a view over the front courtyard area, whilst an open plan aspect can be gained into the adjacent kitchen. The kitchen itself offers a u-shape arrangement of wall and base level units, with tiled splash-backs and integrated cooking appliances including a gas hob and electric oven. A dishwasher is integrated with space provided for a fridge freezer and dining table, sitting on top of tiled flooring. uPVC French doors lead to the rear garden whilst a useful utility room leads off the kitchen area, with further storage space for laundry appliances, and the wall mounted gas fired central heating boiler. Heading upstairs, fitted carpet runs through the landing, with stairs rising to the top floor. Doors lead off to the main bedroom and sitting room. The sitting room itself is centred on a feature fireplace with a further sash window to front enjoying the south facing views, whilst the main bedroom is finished with wood effect flooring and offers a bespoke contemporary range of built-in bedroom furniture, over bed storage and a wardrobe. The usual original built-in wardrobe with mirrored doors is also included. Leading from the main bedroom, is the en suite shower room can be found with a modernised suite including storage under the sink and a double shower cubicle with tiled splashbacks. The top floor landing includes the airing cupboard housing the hot water tank and doors leading to two further double bedrooms, both with built-in wardrobes and attractive views to both the front and rear. Completing the property is the family bathroom with a white three piece suite including a mixer shower tap over the bath and storage under the vanity sink unit.

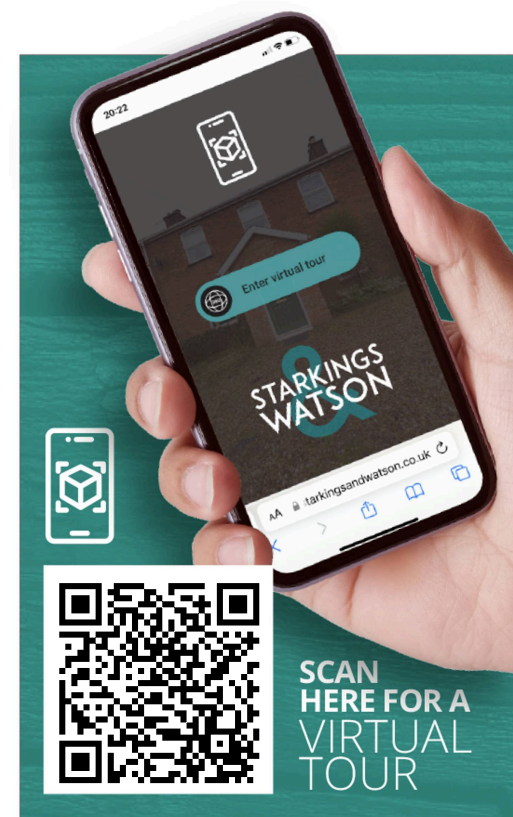
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VIRTUAL TOUR

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







Garden

THE GREAT OUTDOORS The rear garden has been designed to include two areas of patio, one from the French doors in the kitchen, and one at the top end of the garden next to the garage. In between, a shingled pathway and planted borders can be found, enclosed within brick walled and timber fence boundaries. A useful access gate leads to the carport, parking and front garage access, which includes an up and over door to front, with the door to rear, power and lighting.

Garage

Car port

On street

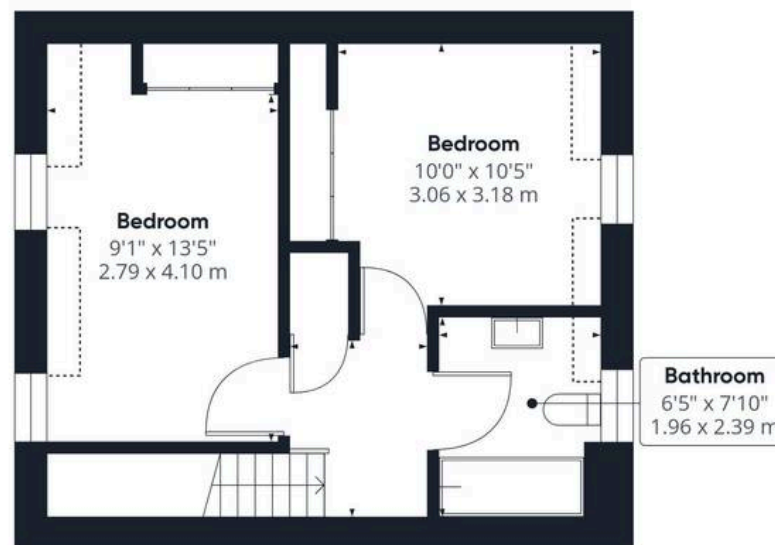




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1218.26 ft²
113.18 m²

Reduced headroom

31 ft²
2.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.