



The Ridings, Poringland - NR14 7PS



The Ridings

Poringland, Norwich

NO CHAIN. Introducing this captivating MID-TERRACE TOWNHOUSE, built by Norfolk Homes in 2019, presenting an EXCEPTIONAL OPPORTUNITY for those seeking SPACE. Spanning over 1250 Sq. ft (stms), this property boasts a THOUGHTFUL LAYOUT that includes a GARAGE and DRIVEWAY to the rear for added convenience. Upon entering, you are greeted by a WELCOMING HALL ENTRANCE with storage, and a COMBINED UTILITY/CLOAKROOM to house the laundry appliances. The ground floor is dedicated to the SPACIOUS 20' L-SHAPED KITCHEN/LIVING SPACE, setting the tone for comfortable living. With ample room for a TABLE and SOFT FURNISHINGS, FRENCH DOORS lead to the garden, whilst the KITCHEN includes a SUITE of INTEGRATED APPLIANCES and HIGH GLOSS UNITS. The first floor hosts TWO DOUBLE BEDROOMS, each equipped with built-in wardrobes - with one enjoying an EN SUITE SHOWER ROOM, and the other a use of the FAMILY BATHROOM. The top floor is the LARGE OPEN PLAN MAIN BEDROOM with a WALK-IN WARDROBE and EN SUITE BATHROOM including a SHOWER. The rear garden is low maintenance, featuring a full-width patio seating area that seamlessly extends from the sitting room French doors, offering a perfect spot for outdoor gatherings and relaxation.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- No Chain!
- Mid-Terrace Townhouse
- Over 1250 Sq. ft (stms) of Accommodation
- 20' L-Shaped Kitchen/Living space
- Three Double Bedrooms
- Built-in Wardrobes or Walk-in Wardrobe to all Bedrooms
- W.C, Two En Suites & Family Bathroom
- Garage & Driveway to Rear

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 other villages and hamlets close by offering further walks and public houses.

SETTING THE SCENE

Fronting the road and approached via a low maintenance shingled garden, a hard standing footpath takes you to the main entrance door. The parking and garage can be accessed from the rear.

THE GRAND TOUR

Once inside, fitted carpet and a recessed barrier mat can be found underfoot, with stairs rising to the first landing and a useful built-in storage cupboard to one side. A door leads off to the main open plan living space, whilst the useful utility/cloakroom ensures space for the washing machine along with a useful sink unit with tiled splashbacks. The main living space is fully open plan and includes ample room for soft furnishings, dining table and the main kitchen itself.



The kitchen sits at the front of the property with an L-shaped arrangement of high gloss wall and base level units, with integrated cooking appliances including an inset gas hob and built-in high level electric double oven with an integrated dishwasher for convenience. Tiled splash-backs run around the work surface with wood effect flooring and underfloor heating flowing underfoot, and French doors leading out to the rear garden.

Heading upstairs, the carpeted landing includes a useful built-in double airing cupboard with a front facing window and doors leading off to two double bedrooms and the family bathroom. The family bathroom offers a white three piece suite including useful storage under the hand-wash basin along with a mixer shower tap and tiled splash-backs around the bath. The first of the bedrooms sits to the rear of the property with fitted carpet underfoot and a built-in full height double wardrobe with sliding doors, whilst a door leads off to a private en-suite which includes a white three piece suite with storage under the hand-wash basin and a walk-in double shower cubicle - complete with a thermostatic controlled shower and tiled splash-backs. The smaller of the bedrooms is still a comfortable double with a front facing aspect, fitted carpet underfoot and built-in double wardrobe.

The top floor landing opens up to the main bedroom which offers a spacious feel with fitted carpet underfoot and front facing window. A door leads off to a walk-in wardrobe complete with a range of storage shelving and hanging rails, along with eaves storage access and the wall mounted gas fired central heating boiler. The en-suite sits adjacent with a white four piece suite including storage under the hand wash basin, panelled bath with mixer shower tap and walk-in double shower cubicle with a thermostatically controlled twin head rainfall shower.

FIND US

Postcode : NR14 7PS

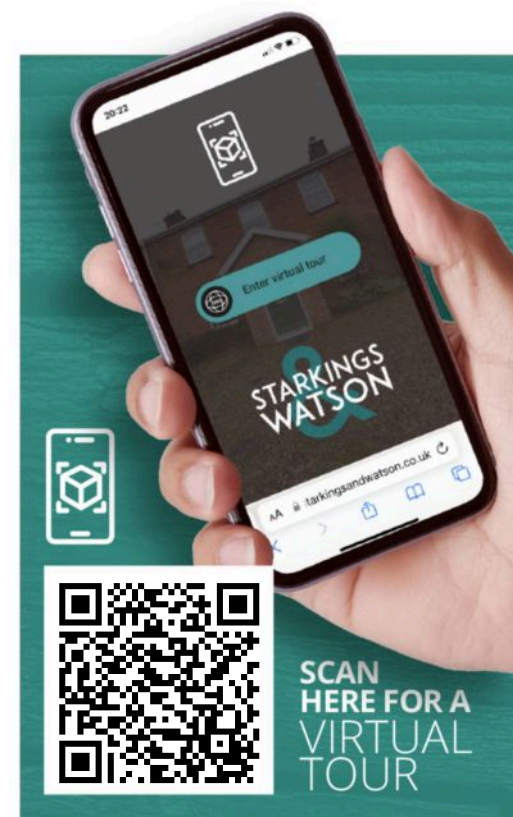
What3Words : ///masses.scouting.ferrets

VIRTUAL TOUR

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

AGENTS NOTES

The garage is offered on a leasehold basis. No service charges have been requested, but a provision exists for a share of insurance costs.

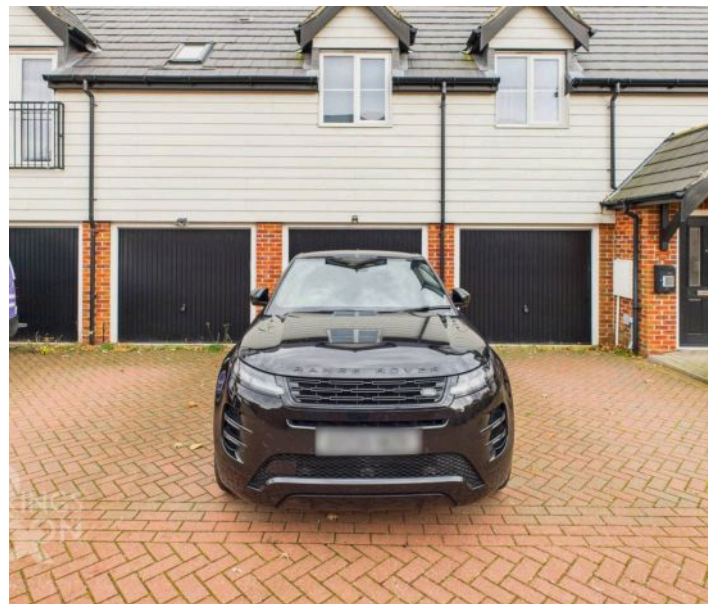


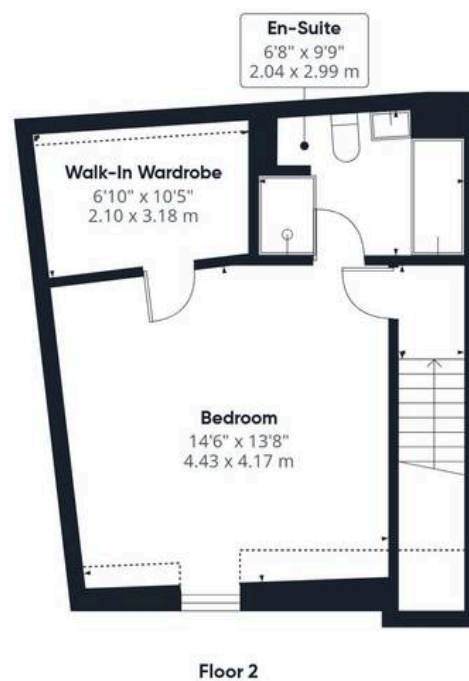




THE GREAT OUTDOORS

The rear garden is laid to lawn and includes a full width patio seating area extending from the sitting room French doors. Enclosed with timber panel fencing and a high level brick wall to rear, a decked seating area sits to the far corner, whilst a gate leads to the parking area. Off road parking can be found in front of the garage whilst the garage offers an up and over door to front.





Approximate total area⁽¹⁾

1256 ft²

116.6 m²

Reduced headroom

32 ft²

3 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



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.