



Anastasia House Overtons Way, Poringland - NR14 7WY



Anastasia House

Overtons Way, Norwich

NO CHAIN. An Ideal INVESTMENT or FIRST TIME BUY, this FIRST FLOOR apartment was constructed in 2018, offering ALLOCATED PARKING and excellent proximity to AMENITIES and TRANSPORT LINKS. Internally, well kept COMMUNAL AREAS lead to the first floor, where the hall entrance offers STORAGE, with doors to ONE DOUBLE BEDROOM, modern family bathroom with SHOWER, and OPEN PLAN LIVING. The SITTING ROOM and KITCHEN offer a DUAL ASPECT TREE LINED VIEW, and extend to 15', with the KITCHEN offering a CONTEMPORARY FINISH with SOLID WOOD SURFACES and space for appliances. This easy to run home includes gas fired CENTRAL HEATING and SOLAR PANELS.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



- No Chain!
- First Floor Apartment
- Open Plan Living
- Contemporary Kitchen with Wood Work Surfaces
- One Double Bedroom
- Modern Family Bathroom
- Allocated Parking
- Close to Amenities & Transport Links

Situated at the front of the Norfolk Homes development within the 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

The property is accessed via a secure communal entrance door with an intercom entry system providing access to the ground floor. Heading up the communal stairs, an internal door leads to the main hallway where the apartment entrance can be found.



THE GRAND TOUR

Once inside, an L-shaped hallway greets you, with fitted carpet underfoot and ample space for coats and shoes. Doors lead off to the bedroom and living accommodation along with a useful built-in storage cupboard. The bedroom offers a carpeted space with a side facing window and ample space for bedroom furniture and wardrobing. The many family bathroom sits adjacent with contrasting tiled splash-backs and a three piece suite including a thermostatically controlled shower and glazed shower screen over the bath. The main living space is open plan to the kitchen, with fitted carpet in the sitting/dining area and two side facing windows enjoying a tree lined aspect. Ample space is provided for soft furnishings and a dining table. The kitchen area opens up with a U-shaped arrangement of wall and base level units, along with solid wood work surfaces. Integrated cooking appliances include an inset electric ceramic hob and a built-in electric oven with tiled splash-backs and an extractor fan, with matching up-stands running around the work surface and tiled splash-backs behind the hob and sink. The wall mounted gas fired central heating boiler sits to one side with an ample space for white goods including a fridge freezer and washing machine.

FIND US

Postcode : NR14 7WY

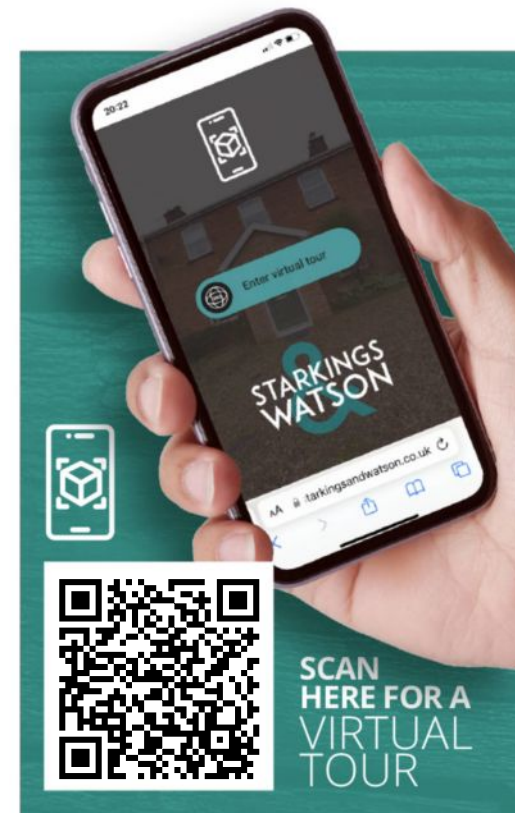
What3Words : ///melons.crockery.tolls

VIRTUAL TOUR

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

AGENTS NOTE

We are advised the lease has a term of 125 years from 3 August 2018, with the ground rent charged at £250.00 PA, along with an adhoc service charge meaning there is no monthly charge. Buildings insurance is charged in the region of £112.34 PA.



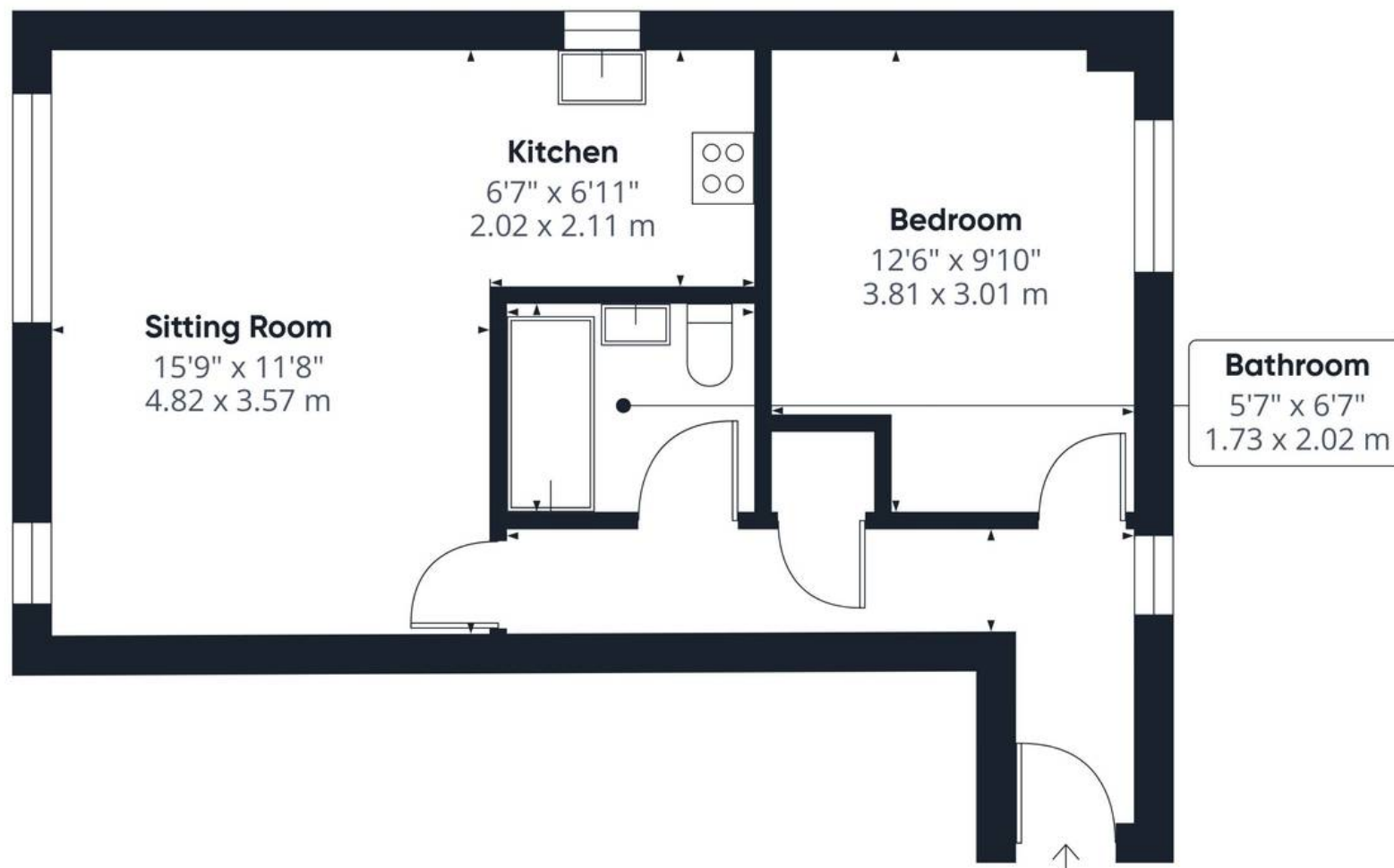




THE GREAT OUTDOORS

There is no green space within the development, but the local community centre sits on the same road with a large open green space. Allocated parking is provided for one vehicle.





Approximate total area⁽¹⁾

467 ft²

43.3 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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