



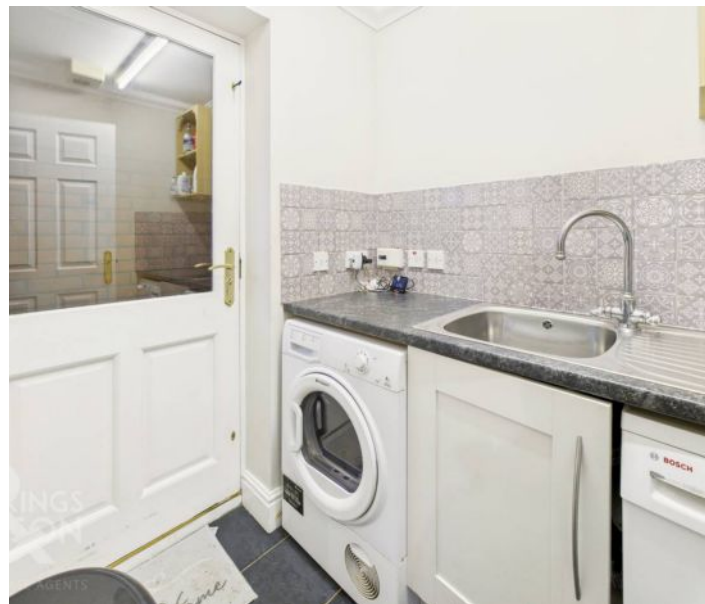
Blackthorn Way, Poringland - NR14 7WD



## Blackthorn Way

Poringland, Norwich

This superb DETACHED FAMILY HOME built by NORFOLK HOMES offers approximately 1340 Sq. ft (stms) of versatile living space. Step through the entrance into a welcoming abode boasting modern comforts fused with traditional charm. The ground floor features the LUXURY of UNDER FLOOR HEATING, enhancing the comfort of the 22' DUAL ASPECT SITTING ROOM with its OPEN FIRE - which can be extended in the summer months into the adjoining CONSERVATORY. A separate KITCHEN and DINING ROOM await, presenting the enticing possibility to OPEN PLAN the ENTIRE SPACE (stp), perfect for seamless entertaining. Additional conveniences include a UTILITY ROOM and W.C, catering to practical needs. Ascend the stairs to discover FOUR BEDROOMS off the landing, each adorned with BUILT-IN WARDROBES, providing ample storage solutions for the entire family. An EN SUITE SHOWER ROOM with AQUA BOARD SPLASH-BACKS leads from the main bedroom, with a SEPARATE FAMILY BATHROOM including a SHOWER.



The WEST-FACING GARDEN is a haven for relaxation and enjoyment. Enclosed by timber panel fencing, the garden showcases a tapestry of mature planting and shrubbery against a LAWNED BACKDROP. A USEFUL COVERED WALK-WAY leads from the UTILITY ROOM to the DOUBLE GARAGE - ideal for day to day use, or FURTHER CONVERSION OPTIONS (stp).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- Approx. 1340 Sq. ft (stms) of Accommodation
- Ground Floor Underfloor Heating
- 22' Dual Aspect Sitting Room & Conservatory
- Separate Kitchen & Dining Room with Potential to Open Plan (stp)
- Utility Room & W.C
- Four Bedrooms with Built-in Wardrobes
- Double Driveway & Double Garage

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings 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

Approached via a well stocked front garden with a hard standing footpath leading to the front door, the double driveway and double garage sits to the rear of the property, with gated access leading to the rear garden.

#### THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled flooring for ease of maintenance, with the stairs rising to the first floor landing. Doors lead off to the kitchen and living accommodation, whilst a useful built-in storage cupboard sits under the stairs. Double doors take you to the main sitting room with a feature open fireplace creating a focal point to the room, with fitted carpet and underfloor heating underfoot, and dual aspect windows to front and side. French doors open up to the conservatory which extends the living space with windows to side and rear and French doors taking you out to the patio seating. Across the entrance hall the formal dining room can be found with continued tiled flooring and underfloor heating, with a door taking you to the kitchen - creating huge potential to remodel the space and introduce a large open plan kitchen/dining space if required. At present the kitchen offers a U-shaped arrangement of modern wall and base level units with space for a gas range style cooker with continued tiled flooring and space for general white goods including a fridge and dishwasher. The utility room leads off with further storage, and space for general laundry appliances including a washing machine and tumble dryer, with a door taking you to a side lobby which is covered and provides a useful entrance to the adjacent garage. Completing the ground floor is the cloak room which is complete with a two piece suite with tiled splash-backs and tiled flooring.

Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors taking you to the four bedrooms - all of which are finished with fitted carpet and built-in wardrobes. The main bedroom sits to the front of the property and includes a private ensuite shower room which has been updated to include aqua-board splash-backs to the shower, while storage can be found at the hand wash basin. The family bathroom serves the remaining bedrooms with a three piece suite including storage under the hand wash basin, mixer shower tap over the bath, tiled splash-backs and flooring.

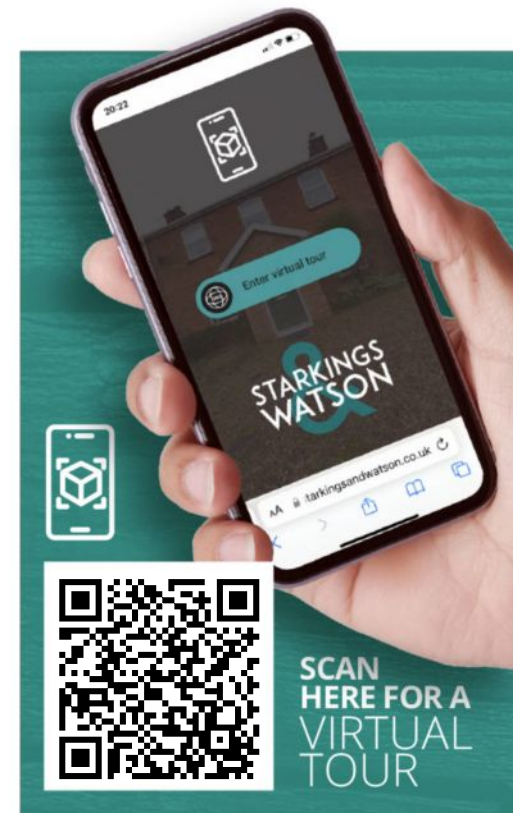
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#### VIRTUAL TOUR

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



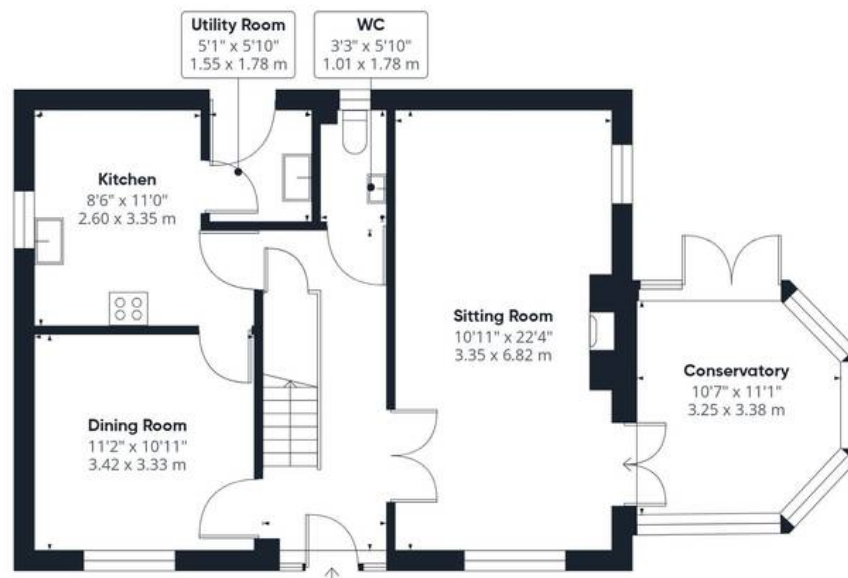




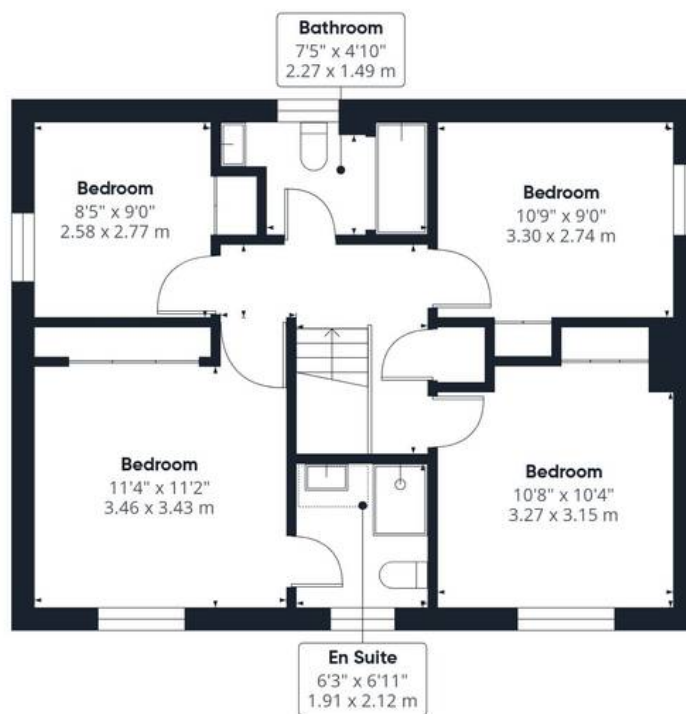
## THE GREAT OUTDOORS

The west facing rear garden is fully enclosed with timber panel fencing, hosting a variety of mature planting and shrubbery, whilst being mainly laid to lawn. An area of artificial grass sits to one side ideal for a hot tub or seating area, whilst the patio extends from the conservatory. A covered side walkway includes gated access to the driveway with a door leading to the double garage - complete with twin up and over doors to front, storage above, wall mounted gas fired central heating boiler, water softener, power and lighting.





**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**

1704 ft<sup>2</sup>

158.5 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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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.