



Potters Way, Poringland - NR14 7GG

STARKINGS  
&  
WATSON

HYBRID ESTATE AGENTS



## Potters Way

Poringland, Norwich

This IMMACULATE Norfolk Homes built end-terrace home offers a WALLED LOW MAINTENANCE GARDEN which benefits from the SOUTH WEST SUN, along with TWO allocated PARKING SPACES adjacent to the property. With the USUAL HIGH QUALITY FINISH provided by Norfolk Homes, the property offers a NEUTRAL DECOR and UNDERFLOOR HEATING. Ideally situated for EASY WALKING ACCESS to the centre of Poringland, local bus and school connections, the property is EASY TO RUN, and an IDEAL FIRST BUY or INVESTMENT. The HALL ENTRANCE offers a practical meet and greet space with BARRIER MATTING underfoot, with doors to the CLOAKROOM, dual aspect SITTING ROOM with built-in STORAGE, and the OPEN PLAN KITCHEN/DINING ROOM with an integrated DISHWASHER, ample space for a TABLE and FRENCH DOORS to the garden. The first floor offers TWO DOUBLE BEDROOMS and the MODERN FAMILY BATHROOM - one bedroom offers BUILT-IN WARDROBES, and the other offers potential.

The GARDENS include ARTIFICIAL LAWN and an EXTERIOR WORK FROM HOME SPACE, whilst an EV CAR CHARGER can be found to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Norfolk Homes built End-Terrace Home
- Dual Aspect Sitting Room with Storage
- South West Facing Low Maintenance Garden
- Modern Kitchen/Dining Room
- Two Double Bedrooms
- Cloakroom & Family Bathroom
- Two Allocated Parking Spaces
- Walking Distance to Amenities, Shops & Schooling

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

A low maintenance frontage lines the front entrance path, with an EV car charger to one side. Allocated parking for two vehicles can be found within the residents car park, and gated access leads to the rear garden.

## THE GRAND TOUR

Once inside practical recessed barrier matting can be found underfoot, with stairs rising to the first floor. Doors lead off to the kitchen and living space, with a useful ground floor W.C adjacent. Finished with underfloor heating and a two piece suite, there is ample space for coats and shoes. The sitting room enjoys dual aspect views, and herringbone style wood effect flooring and underfloor heating, along with useful storage under the stairs. The kitchen/dining room includes a u-shaped arrangement of wall and base level units, including integrated cooking appliances and a dishwasher. Space is provided for a fridge freezer and washing machine, with tiled effect flooring and underfloor heating under foot, space for a dining table, and French doors leading out to the garden.

Upstairs, the carpeted landing includes a sizeable airing cupboard with storage and space above. Doors lead off to the two dual aspect double bedrooms, with the larger including a large storage recess ideal for an en suite or wardrobe to be built-in. The second bedroom is finished with fitted carpet, and a built-in wardrobe. Completing the property is the family bathroom, including storage under the hand wash basin, and a mixer-shower tap over the bath, with tiled splash backs and a heated towel rail.

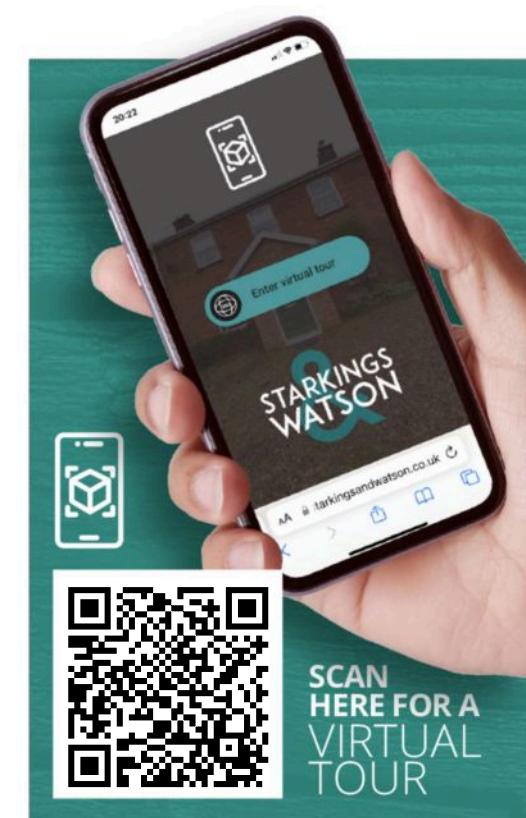
## FIND US

Postcode : NR14 7GG

What3Words : ///autumn.kennels.should

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The gardens are located to the side of the property, enjoying the south west sun. Fully enclosed with timber panelled fencing and brick walling, the garden includes a patio with pergola, planted borders and a variety of shrubs. Finished with artificial lawn, this easy to maintain space includes a useful shed and timber built work from home space with power and lighting, whilst a gated access leads to the front.





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

739 ft<sup>2</sup>

68.4 m<sup>2</sup>

Ground Floor



Floor 1

(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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