



Hardesty Close, Poringland, Norwich, NR14 7RL

welcome to

Hardesty Close, Poringland Norwich

****NO ONWARD CHAIN!!!**** Brilliant opportunity to purchase this FOUR BEDROOM DETACHED BUNGALOW in Poringland! Well-presented throughout and offering a lounge, kitchen/diner & conservatory, with a rear garden, garage & car port! Viewings are highly advised - call us TODAY for more information!!



Entrance Hall

Double glazed door to the front aspect, double glazed window to the side aspect and carpeted flooring.

Kitchen/ Diner

15' 6" max x 11' 6" max (4.72m max x 3.51m max)
Fitted with a range of wall and base level kitchen units with work surfaces over, inset sink and drainer, electric hob and electric oven, radiator, carpeted flooring and two double glazed windows, one to front aspect and one to side. Door to:

Utility Room

8' 7" x 7' 8" (2.62m x 2.34m)
Fitted wall and base units with work surface over, inset sink and drainer, plumbing for washing machine, space for tumbler dryer, space for fridge, extra electric point, laminate floor, double glazed window to rear and door to conservatory.

Conservatory

8' 9" x 5' 11" (2.67m x 1.80m)
uPVC double glazed windows to the rear aspects and sliding door to garden.

Lounge

18' 1" max x 10' 9" max (5.51m max x 3.28m max)
Double glazed window to the front aspect, radiator, extra electric point and carpeted flooring.

Hallway

Airing cupboard, storage cupboard, carpeted flooring and loft access with ladder and light.

Bedroom 1

11' max x 9' 6" (3.35m max x 2.90m)
Double glazed window to the rear aspect, carpeted flooring, built in wardrobe and radiator.

Bedroom 2

10' 11" max x 8' 4" (3.33m max x 2.54m)
Double glazed window to the rear aspect, built in wardrobe, radiator and carpeted flooring.

Bedroom 3

9' 9" max x 7' (2.97m max x 2.13m)
Double glazed window to the side aspect, carpeted flooring.

Bedroom 4

10' 10" max x 8' 8" (3.30m max x 2.64m)
Double glazed windows to the front and side aspects, built in wardrobe, radiator and carpeted flooring.

Bathroom

With a suite comprising bath with shower over, wash hand basin and WC with carpeted flooring, radiator tiled walls and double glazed window to the side aspect.

Exterior

The property has a carport, garage and off road parking to the front as well as an enclosed front garden, mainly laid to lawn with lovely flower beds and borders. There is also a lawned side garden. The rear garden is fully enclosed and mainly laid to shingle.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Hardesty Close, Poringland Norwich

- *NO ONWARD CHAIN!*
- Enclosed rear garden
- Well-presented throughout
- Off-road parking, car port & garage
- Sought after location

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR139298 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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