



**The Street, Poringland, Norwich, NR14 7JT**



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## **The Street, Poringland Norwich**

**\*\*NO ONWARD CHAIN\*\*** THIS INDIVIDUAL FOUR BEDROOM DETACHED FAMILY HOME is situated within the sought after village of Poringland. The property benefits from four double bedrooms, cloakroom, bathroom & ensuite, games room/ dining room, study, sitting room and a large mature garden!



### Entrance Hall

Wooden flooring, understairs storage cupboard, hall cupboard and radiator.

### Cloakroom

Wash hand basin, wc, airing cupboard, tiled flooring, radiator and extractor fan.

### Dining Room/ Games Room

9' 6" x 15' 7" ( 2.90m x 4.75m )

Window to rear, carpeted floor and radiator.

### Study

10' 8" x 4' 9" ( 3.25m x 1.45m )

Window to front and radiator.

### Sitting Room

18' 3" x 11' 4" ( 5.56m x 3.45m )

Window to front, fireplace with wood burner stove, carpeted floor and radiator.

### Kitchen/ Family Room

20' 9" x 21' 9" ( 6.32m x 6.63m )

Wall & base units, solid wood work surfaces, gas hob, cooker hood, double electric oven, integrated fridge/ freezer, one & a half bowl sink/ drainer, tiled flooring, radiator and French doors to terrace & rear garden.

### Utility Room

5' 8" x 11' 9" ( 1.73m x 3.58m )

Wall & base units, work surfaces, stainless steel sink/ drainer, washing machine, tumble dryer, tiled flooring and door to side.

### Spacious Landing

#### Principal Bedroom

17' 2" x 15' 6" ( 5.23m x 4.72m )

Windows to rear & side, built in wardrobe, carpeted floor, radiator and door to ensuite:-

#### Ensuite

Shower cubicle, wash hand basin, wc, heated towel rail and tiled flooring.

### Bedroom Two

12' x 11' 5" ( 3.66m x 3.48m )

Window to front, carpeted floor and radiator.

### Bedroom Three

12' 2" x 11' 7" ( 3.71m x 3.53m )

Window to rear, carpeted floor and radiator.

### Bedroom Four

9' 9" x 11' 11" ( 2.97m x 3.63m )

Window to front, carpeted floor and radiator.

### Bathroom

Window to rear, bath with mixer tap, shower cubicle, wash hand basin, wc, heated towel rail and tiled flooring.

### Integrated Garage

Up & over door, power, light, electric and central heating boiler.

### Exterior

To the front, there is gated access to ample sized car standing with mature hedgerow to the front aspect offering privacy from the road.

To the rear and the sides, the fully enclosed garden offers terrace area, lawns with vegetable, shrub and perennial flower beds.



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## The Street, Poringland Norwich

- Guide Price £530,000 -£550,000
- Four double bedroom detached house
- Bathroom, cloakroom & ensuite
- Principal bedroom with built in wardrobe & ensuite
- Dining room/ games room & study

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£530,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NOR142668 - 0007

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