



Guide Price: £239,000

15 All Saints Road, Poringland



A well presented semi-detached house situated in this convenient and popular location of Poringland and being within five miles of Norwich City centre and the train station. The property benefits from uPVC sealed unit double glazing and is heated by a gas fired radiator central heating system. The accommodation includes a sitting room, kitchen, conservatory, two first floor bedrooms and recently fitted bathroom with separate shower.

Property Features:

- Village Location
- Entrance Porch
- Sitting Room
- Modern Fitted Kitchen
- Conservatory
- Garage
- Two Double Separate Bedrooms
- Insulated Loft Space
- Modern Fitted Bathroom with Separate Shower
- Off Road Parking



The Property

The front entrance door leads into the entrance porch which in turn leads into the sitting room with staircase rising to the first floor, with woodgrain effect uPVC sealed unit double glazed window to the front aspect and door leading into the kitchen. The kitchen comprises worktop with inset sink and drainer having cupboards beneath and recess with space and plumbing for washing machine, adjoining worktop with fitted four ring gas hob with double oven under and extractor and light over, fully tiled floor, recess with space and plumbing for dish washer and space for free standing upright fridge/freezer, matching wall cupboards with LED under, lighting along with LED kick panel lighting. There is a good range of base and wall cupboards and a drawer unit. Woodgrain effect uPVC sealed unit double glazed French doors open into a conservatory which can also be used as a dining room as there is ample space for a table and chairs. There are uPVC double glazed French doors to the garden, laminate floor and radiator. From the sitting room the staircase rises to the first floor and landing and two double bedrooms both having uPVC double glazing. The recently fitted modern bathroom comprises a white suite with panel bath, low level W.C and hand wash basin along with fully tiled walls and floors.



External

The front of the property is approached via the driveway and path to front entrance along with a stoned front garden with inset shrubs to the side boundary. The driveway continues to a single garage with up and over door, power and lighting connected and personal door to the rear garden. To the rear is a fully enclosed easy to maintain garden laid to artificial grass with hedging to end boundary and panel screen fencing to the side. A further stoned area makes a great space for a BBQ.

Location

The front of the property is approached via the driveway and path to front entrance along with a shingled front garden with inset shrubs to the side boundary. The driveway continues to a single garage with up and over door, power and lighting connected and personal door to the rear garden. To the rear is a fully enclosed easy to maintain garden, laid to artificial grass with hedging to the end boundary and panel screen fencing to the side. A further shingle area makes a great space for a barbeque.

Additional Information:

Local Authority : South Norfolk

Council Tax Band: B

Services: Gas boiler for hot water and central heating, mains drainage, electricity and water connected.

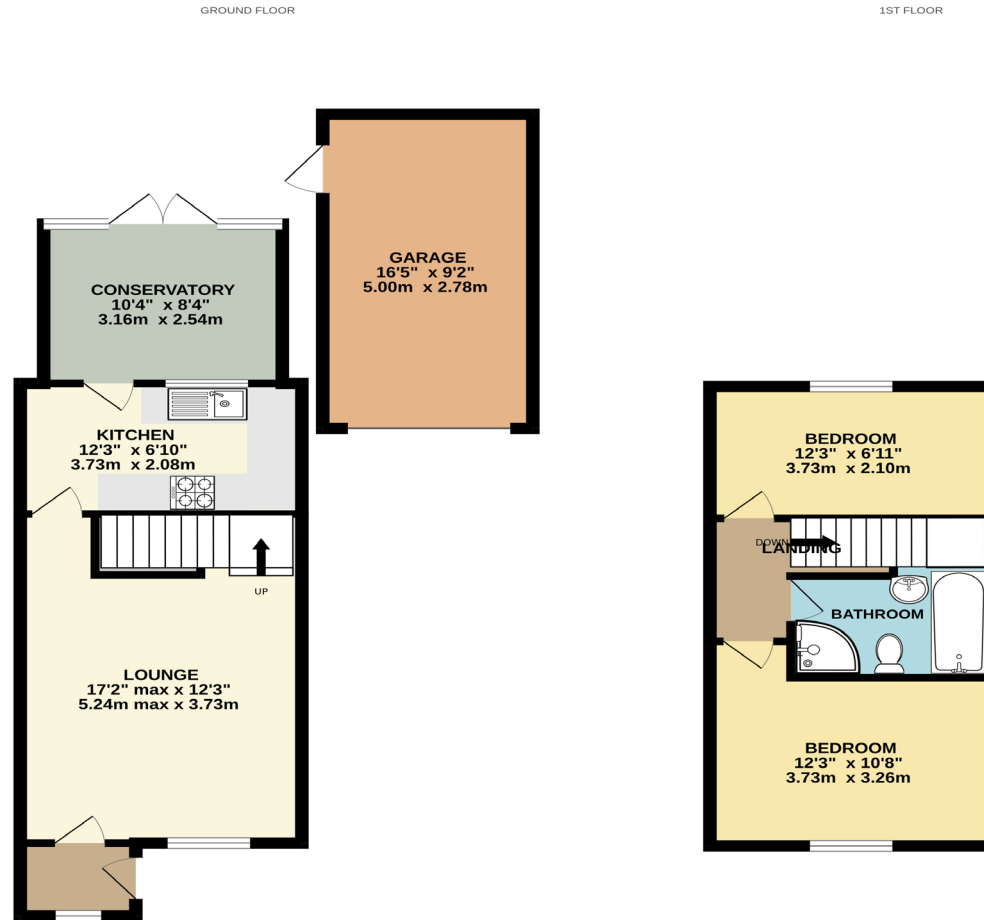
Viewings: By Appointment Only

Post Code: NR14 7TA

EPC Rating: C

Tenure: Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 re-check measurements.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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