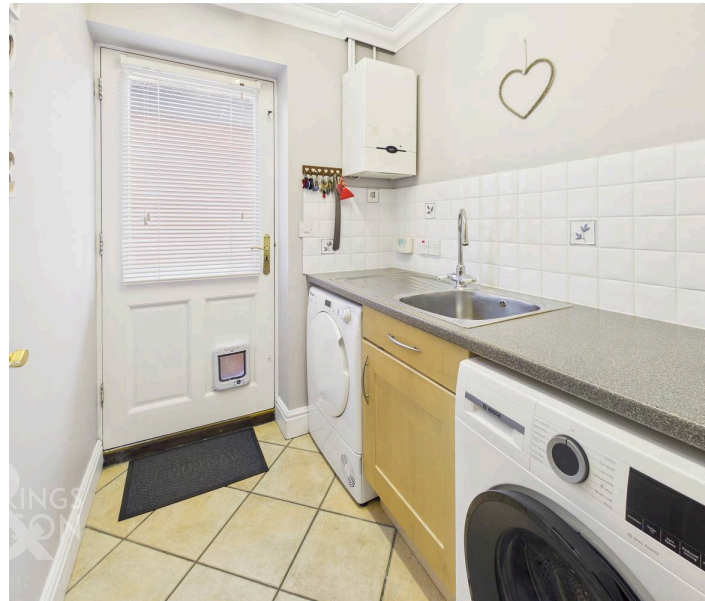




Blackthorn Way, Poringland - NR14 7WD

**STARKINGS
&
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HYBRID ESTATE AGENTS



Blackthorn Way

Poringland, Norwich

IMMACULATELY PRESENTED SEMI-DETACHED NORFOLK HOMES PROPERTY offering approximately 1,014 sq. ft (stms) of thoughtfully designed accommodation, this modern family home combines comfort, flexibility, and style. Enter through a welcoming HALLWAY with practical W.C and storage, setting the tone for the home's attention to detail. The 14' SITTING ROOM is bright and spacious, featuring double doors that open into an 11' DINING ROOM - ideal for entertaining or family gatherings. The FULLY FITTED KITCHEN is complemented by a MATCHING UTILITY ROOM, providing ample workspace and storage for busy households. Upstairs, THREE DOUBLE BEDROOMS - all with BUILT-IN WARDROBES await, including a principal bedroom with EN SUITE facilities, while the FAMILY BATHROOM serves the remaining bedrooms. The property is finished to a high standard throughout, offering a superb blend of modern living and practical amenities. GARAGE and CAR PORT PARKING to the rear provide secure and convenient off-road parking, enhancing every-day ease.

The recently landscaped REAR GARDEN delivers a CONTEMPORARY FEEL and exceptional versatility. French doors from the dining room lead directly to twin patio seating areas, perfect for al fresco dining or relaxing with family and friends. A central curved lawn forms the heart of the garden, bordered by a new patio at the far end - ideal for enjoying afternoon sunshine.

Council Tax band: D

Tenure: Freehold

- Immaculately Presented Semi-Detached Norfolk Homes Built Property
- Approx. 1014 Sq. ft (stms) of Accommodation
- Garage & Car Port Parking to Rear
- Newly Landscaped Gardens with a Contemporary Feel & Twin Patios
- Hall Entrance with W.C & Storage
- 14' Sitting Room with Double Doors to the 11' Dining Room
- Fully Fitted Kitchen & Matching Utility Room
- Three Double Bedrooms with an En Suite & Family Bathroom

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

With an attractive low maintenance shingled frontage, the property is approached via a hard standing footpath with railings enclosed the front boundary. The parking can be found to the rear of the property with a further gated access leading to the rear garden.

THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space with wood effect flooring underfoot, stairs to the first landing and a useful built-in storage cupboard. A door leads off to the ground floor W,C, kitchen and main sitting room - all finished with under floor heating. This room enjoys a front facing aspect with fitted carpet along with a feature fireplace and double doors taking you to the adjacent kitchen, with garden views through the rear facing French doors. Wood effect flooring can be found underfoot with a door taking you to the adjacent kitchen creating a seamless flow for day to day family living, whilst offering potential to create an open plan kitchen/dining space if required. The kitchen offers a u-shaped arrangement of wall and base level units with integrated cooking appliances including a gas hob and built-in eye level electric double oven, with an integrated dishwasher and fridge freezer. Tiled flooring and underfloor heating flows underfoot, with a door to the hall entrance and adjacent utility room. The utility room offers further storage with a secondary sink and space for a washing machine and tumble dryer, with a wall mounted gas fired central heating boiler and door taking you to the rear garden.

Heading upstairs, the carpeted landing enjoys a front facing window for excellent natural light, built-in airing cupboard and loft access above. Doors lead off to the three bedrooms - all of which are finished with fitted carpet, uPVC double glazing and built-in wardrobes. The main bedroom sits at the front of the property and includes a private ensuite shower room with a three piece suite including a walk-in double shower cubicle, with tiled splash-backs and tiled effect flooring. The family bathroom completes property the further three piece suite including a mixer shower tap over the bath with tiled splash-backs and tiled effect flooring.

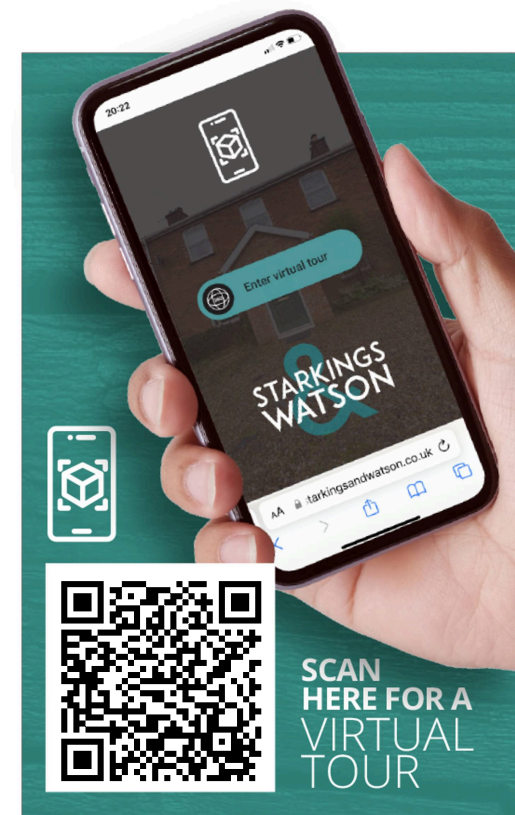
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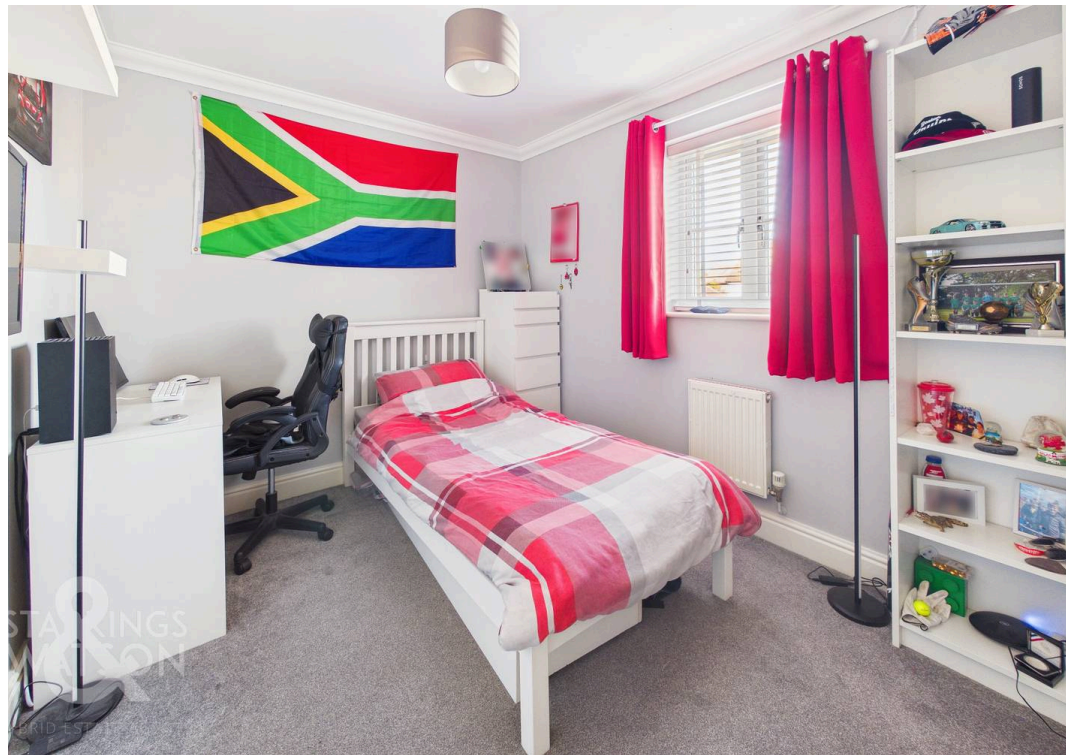
Postcode : NR14 7WD

What3Words : ///threaten.dislikes.shelf

VIRTUAL TOUR

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



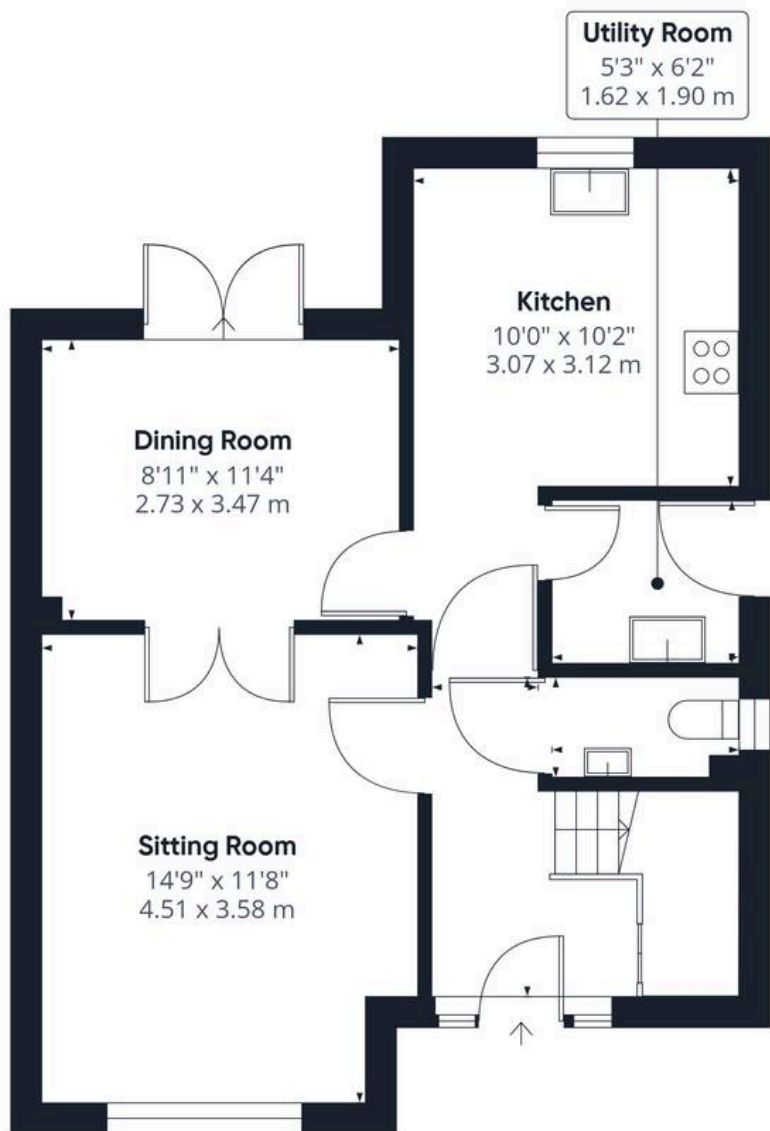




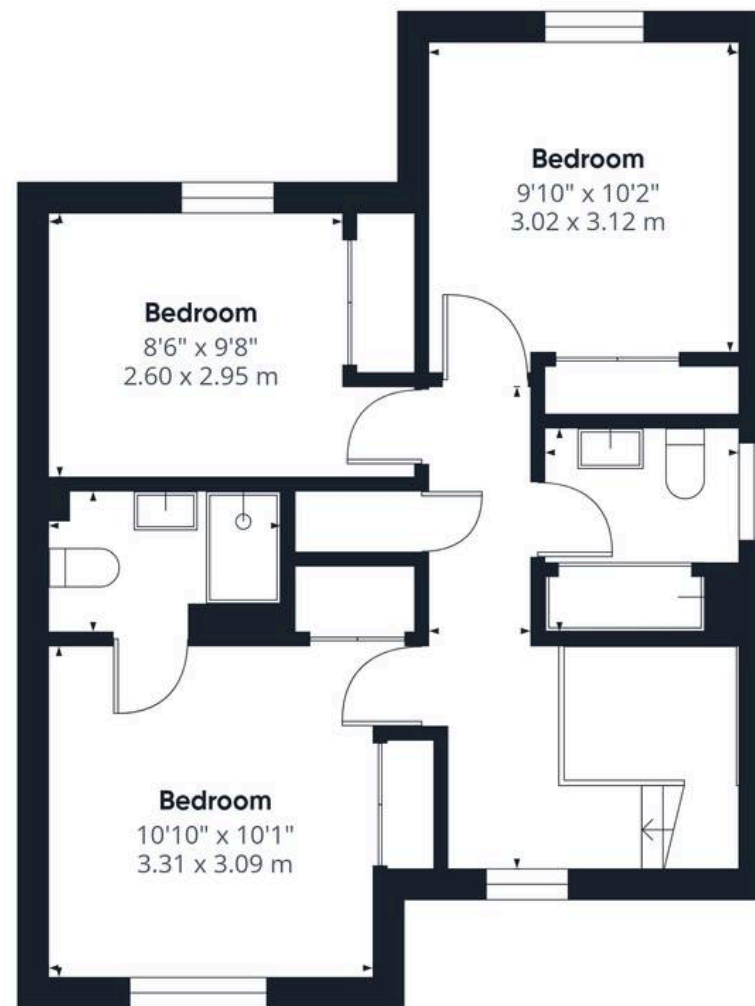
THE GREAT OUTDOORS

The rear garden has been recently landscaped to include various patio seating areas leading from the dining room French doors. A central curved lawn creates a focal point to the garden with a new patio at the far end of the garden to enjoy the afternoon sun - all enclosed within brick walling and timber panel fencing. Gated access lead to the side of the property with an outside water supply, and access to the rear parking. The adjacent garage is accessed via a door to front and side, with storage above, power and lighting. The adjacent car port offers further covered parking.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1014 ft²
94.4 m²

(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.

GIRAFFE 360



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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 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 recheck the measurements.