



Wellesley Close, Poringland - NR14 7XH

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HYBRID ESTATE AGENTS



Wellesley Close

Poringland, Norwich

VENDORS FOUND THEIR NEXT HOME. A MODERN THREE STOREY SEMI-DETACHED TOWNHOUSE, featuring an impressive SOUTH FACING GARDEN, offering CONTEMPORARY LIVING within WALKING DISTANCE TO LOCAL AMENITIES, making it ideal for families and professionals alike. Step through the hall entrance into a FULLY FITTED KITCHEN, fitted with integrated cooking appliances and ample storage. The spacious 14' SITTING/DINING ROOM is flooded with natural light and features FRENCH DOORS opening directly onto the garden, creating a seamless indoor-outdoor lifestyle. The ground floor also benefits from UNDER FLOOR HEATING and a practical W.C, perfect for guests and busy households. Upstairs, THREE DOUBLE BEDROOMS are arranged over two floors, each offering generous proportions and flexibility for use as bedrooms, a home office, or a hobby space. The family bathroom is finished to a high standard, providing a SHOWER over the bath. Additional features include gas fired central heating, double glazing, and a TANDEM DRIVEWAY offering off-road parking for several vehicles.



The SOUTH FACING REAR GARDEN is fully enclosed by timber panel fencing, ensuring privacy and security for children and pets. Mainly laid to lawn, RAISED PLANTERS run around the boundaries.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Three Storey Semi-Detached Townhouse
- South Facing Gardens
- Close to Local Amenities & Schooling
- Hall Entrance Leading to the Fully Fitted Kitchen
- 14' Sitting/Dining Room with French Doors to the Garden
- Three Double Bedrooms Over Two Floors
- Family Bathroom & Ground Floor W.C
- Tandem Driveway Parking



Situated within the highly sought after South Norwich village of Poringland. The village 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.

SETTING THE SCENE

With a lawned frontage including various shrubs, the property is set back for the road with a brick-weave pathway taking you to the main entrance door, and a further brick-weave driveway offering tandem parking and garden access.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with wood effect flooring and underfloor heating, whilst stairs rise into the first floor landing, and a door takes you to the adjacent kitchen. Finished with a u-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset gas hob and built-in electric oven with tiled splash-backs and extractor fan. Space is provided for general white goods including a fridge freezer and washing machine, front facing window and wall mounted gas fired central heating boiler. A door leads to the sitting/dining room and also the ground floor W.C - which offers a white two piece suite with tiled splash-backs. The main living space enjoys garden views to the south facing French doors with fitted carpet and underfloor heating, with a built-in storage cupboard under the stairs, and ample space for soft furnishings and a dining table.

Heading upstairs, the carpeted landing leads to the two double bedrooms - both of which are finished with fitted carpet and uPVC double glazing, with the main family bathroom sitting in between. Finished with a white three piece suite with a panelled bath and mixer shower tap, with tiled splash-backs, tiled effect flooring and heated towel rail. The top floor offers a further built-in storage cupboard and double bedroom, with a side facing window and twin velux windows to rear for excellent natural light with fitted carpet underfoot, built-in over-stairs storage cupboard and eaves storage access.

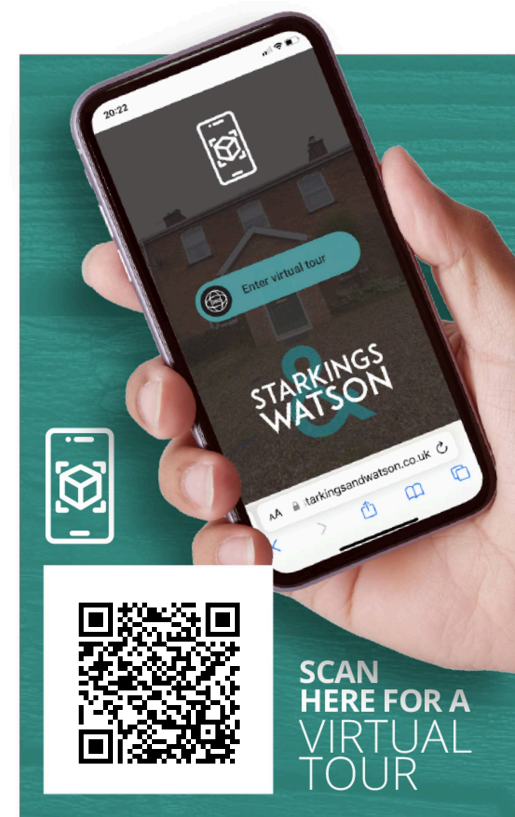
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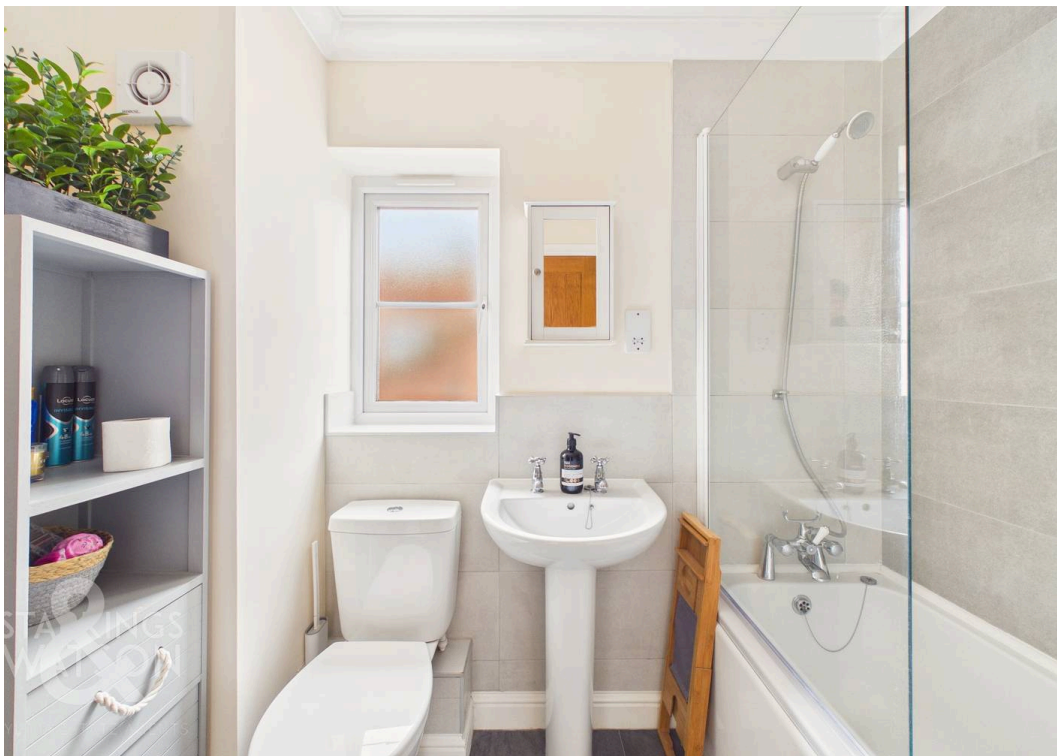
Postcode : NR14 7XH

What3Words : ///unsecured.flanks.snap

VIRTUAL TOUR

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



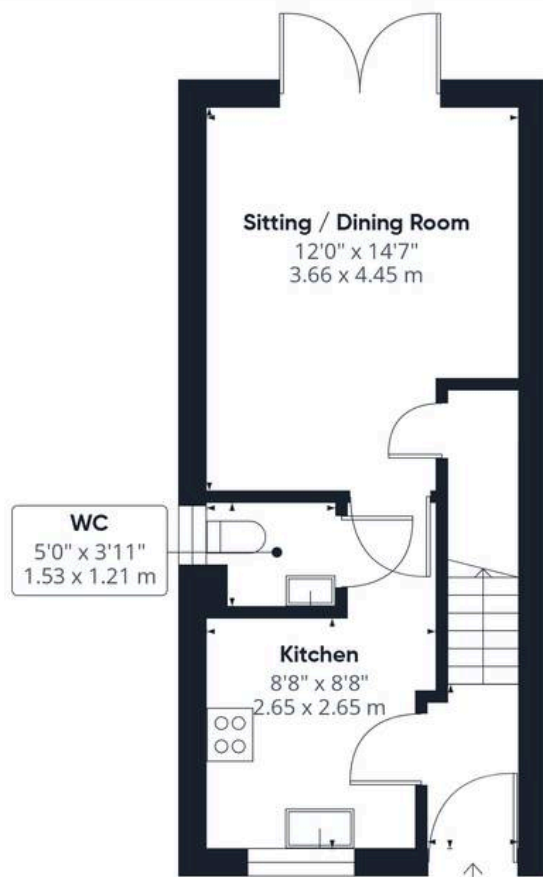




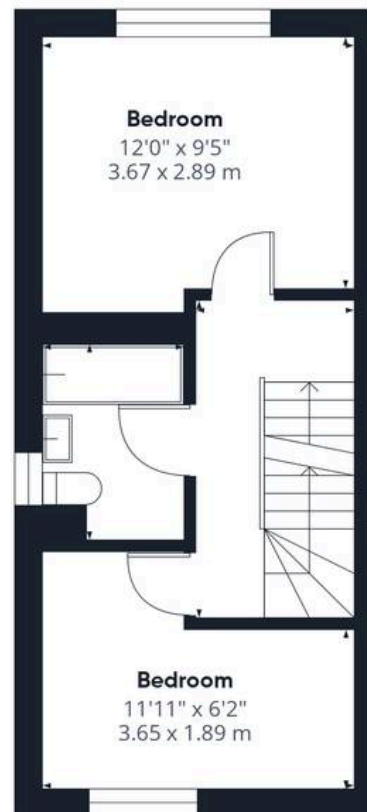
THE GREAT OUTDOORS

Enjoying a south facing aspect, the lawned rear garden is enclosed within timber panelled fencing, and raised planted borders. A patio seating area extends from the sitting room French doors, with a pathway and gated to the driveway. A timber shed offers storage.





Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

758 ft²

70.5 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.

GIRAFFE360



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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.