

St. Marys Road, Poringland, Norwich

STARKINGS & WATSON

HYBRID ESTATE AGENTS







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Poringland, Norwich

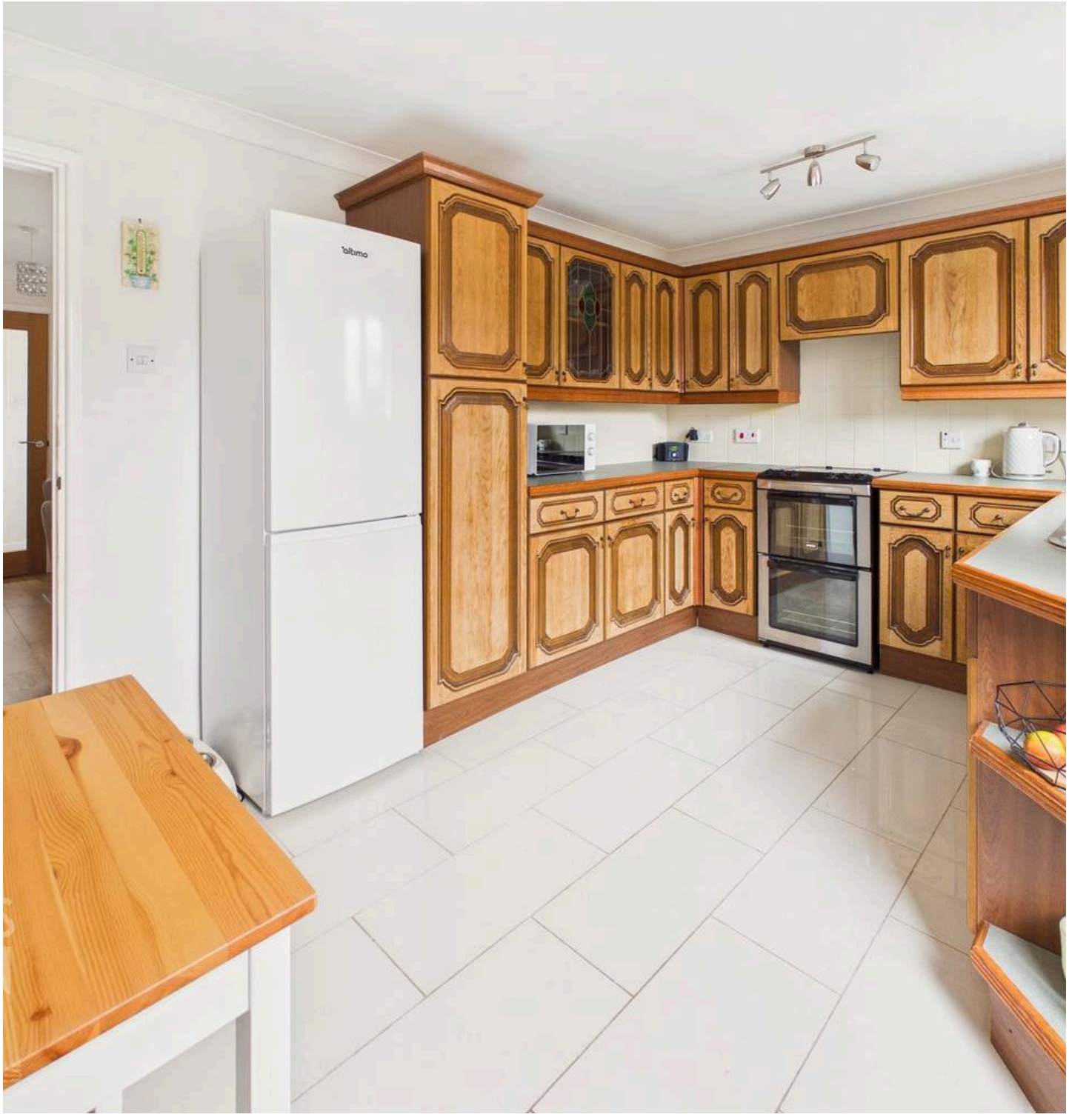
This WELL PRESENTED TWO BEDROOM MID TERRACE HOME is ideally situated in a POPULAR RESIDENTIAL LOCATION within Poringland, offering a perfect blend of comfort and convenience for modern living. Upon entering, you are welcomed into a BRIGHT FRONT RECEPTION ROOM via a very useful porch entrance, ideal for relaxing or entertaining guests. The SEPARATE KITCHEN/DINING ROOM to the rear is thoughtfully designed, providing ample space for family meals and seamlessly OPENING ONTO THE GARDEN (creating an effortless indoor-outdoor flow). Upstairs, you will find TWO AMPLE BEDROOMS, both offering generous proportions and natural light with storage options, alongside a BEAUTIFULLY RE-FITTED BATHROOM featuring contemporary fixtures and finishes with a bath and shower over. The property benefits from a NEWLY INSTALLED GAS FIRED BOILER (2024), ensuring efficient heating throughout. Additional highlights include SHINGLED OFF ROAD PARKING for two vehicles and a SINGLE GARAGE, offering valuable storage and convenience for vehicles or hobbies.

The rear garden is fully landscaped as well as being SOUTH FACING meaning there is wonderful space to be enjoyed right away. This home is an excellent opportunity for first-time buyers, investors, or those seeking a well-connected village lifestyle.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: C

- Well Presented Two Bedroom Mid Terrace Home
- Popular Residential Location Within Poringland
- Bright Front Reception Room
- Separate Kitchen/Dining Room To Rear Opening Onto The Garden
- Two Ample Bedrooms & Beautifully Re-fitted Bathroom
- Fully Landscaped South Facing Rear Gardens
- Shingled Off Road Parking & Single Garage
- Newly Installed Gas Fired Boiler in 2024

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.



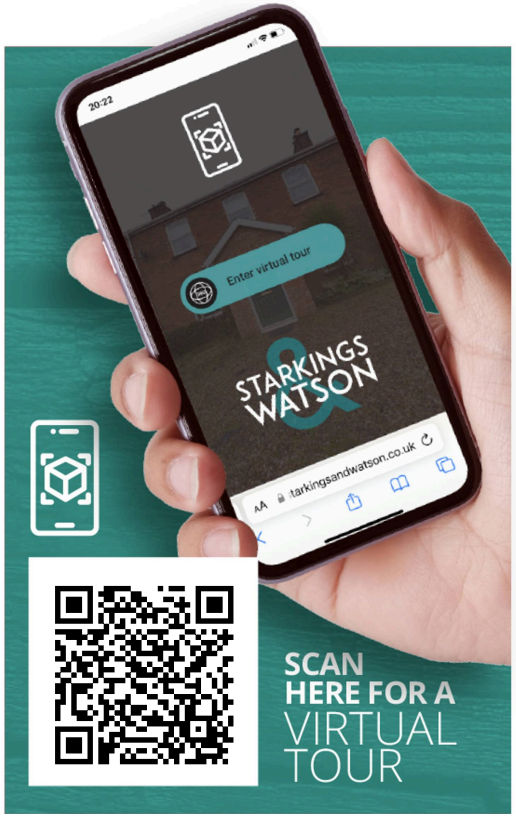
SETTING THE SCENE
The property is approached via a private shingled driveway providing off-road parking for two vehicles and access to a single garage located to the right of the terrace row as you look from the roadside. There is a small paved and shingled front garden with a recently replaced front door which opens into a useful entrance porch.

THE GRAND TOUR
Using the main entrance door, you will find a very useful porch which in turn leads into a generous sitting room featuring open-plan stairs and a bright, welcoming atmosphere. At the rear, the spacious kitchen/dining room offers plenty of room for everyday living and entertaining, with views and access to the beautifully maintained, south-facing rear garden. The kitchen provides ample wall and base level storage as well as space for various white goods.

Upstairs, the accommodation comprises two well-proportioned double bedrooms, both with useful storage recesses. The bathroom has been refitted in a classic white suite, complete with a bath with a mains-fed shower over, and is presented in good order. Further improvements include the replastering of all internal ceilings to offer a smooth contemporary finish, the installation of a new gas boiler in 2024, and replacement of both the front and rear external doors within recent years.

FIND US
Postcode : NR14 7SS
What3Words : ///fondest.momentous.pits

VIRTUAL TOUR
View our virtual tour for a full 360 degree view of the interior of the property











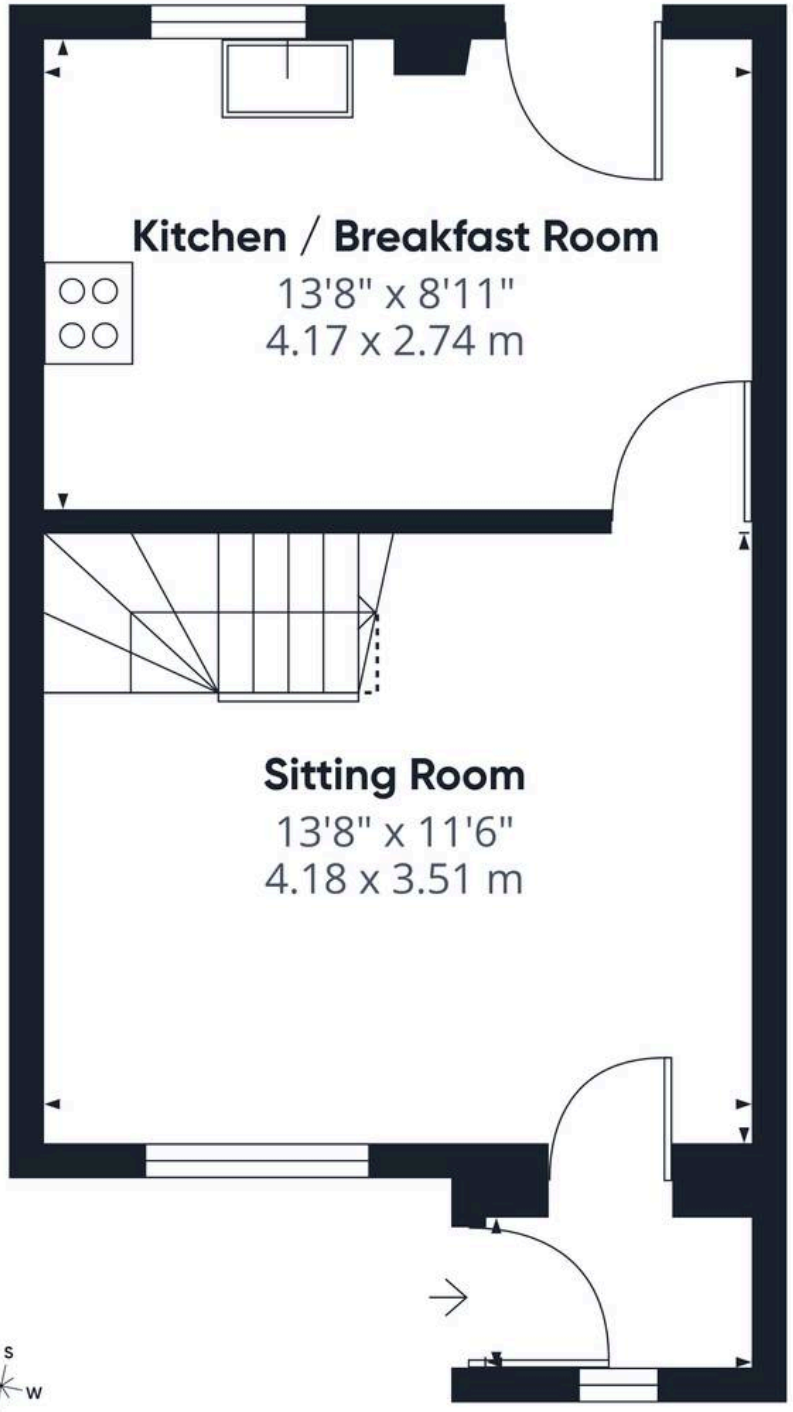






THE GREAT OUTDOORS

Exiting through the rear kitchen door, you will find a tidy patio, perfect for alfresco dining or a morning coffee. A lawn stretches the length of the garden bordered by grey slate, perfect for colourful plant pots. A tiled path also follows the left hand side border, taking you to the rear iron gate - which allows access to parking. With panel fencing, external water tap and external lighting, this space is perfect for entertaining or a secure area for children to play.





Floor 1



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Approximate total area(1)

552 ft²
51.3 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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