



Windmill Close, Poringland - NR14 7JF



Windmill Close

Poringland, Norwich

NO CHAIN. This DETACHED CHALET STYLE HOME with a raft of RECENT WORKS including a NEW ROOF, UPDATED ELECTRICS and NEW ROOF INSULATION. Spanning approximately 1400 Sq. ft (stms), this charming abode is nestled in a serene CUL-DE-SAC, a stone's throw away from all ESSENTIAL AMENITIES. The property offers a cosy 14' SITTING ROOM which is open plan to the 8' dining room, with DOUBLE DOORS to the spacious 20' KITCHEN/DINING ROOM - giving ample space for dining and an ARRAY of STORAGE. Complementing the kitchen, a separate 15' UTILITY ROOM includes a MODERN WELL KEPT SHOWER ROOM and loft ladder to a STUDY/STORAGE SPACE. With THREE BEDROOMS over two floors, this home is a versatile haven for modern living, completed with a first floor W.C and FAMILY BATHROOM including a SHOWER. Step into the PRIVATE SOUTH FACING GARDENS and savour a tranquil retreat from the hustle and bustle of daily life - fully enclosed with timber panel fencing and brick walling, this outdoor oasis features LAWNS and a variety of mature PLANTING and SHRUBBERY.



Council Tax band: D

Tenure: Freehold

- No Chain!
- Detached Chalet Style Home with New Roof
- Approx. 1400 Sq. ft (stms) of Accommodation
- Tucked Away Cul-De-Sac Setting close to Amenities
- 14' Sitting Room & 8' Open Plan Dining Room
- 20' Kitchen/Dining Room & Separate 15' Utility Room
- Three Bedrooms & Study Space in Loft
- Private South Facing Gardens

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

Tucked away at the end of a cul-de-sac, the property is approached via a walled frontage with off road parking for several vehicles, whilst also providing access to the main property and adjoining garage. The front garden is laid to lawn with a range of mature planting and shrubbery, enclosed with a range of brick walling and mature hedging. A side storage area can be found, with a door taking you to the side lobby where garden access leads through the property.

THE GRAND TOUR

The hall entrance is finished with fitted carpet with stairs rising to the first floor landing and doors leading off to the ground floor bedroom and living accommodation. The ground floor bedroom offers potential as a study space or further reception room, whilst being finished with fitted carpet and a front facing metal framed window. The sitting room enjoys garden views with fitted carpet underfoot and a fresh new decor, with an open plan aspect to the dining area which also doubles as a garden room or snug style seating area. Double doors take you to the adjacent kitchen/dining room which is a sizeable space with an abundance of storage and further garden views through the rear facing window. Integrated cooking appliances include an inset gas hob and a built-in eye level electric double oven with tiled splash-backs and an extractor fan above the work surface. Space is provided for general white goods including a fridge freezer and dishwasher with tiled flooring underfoot and space for a table. Two built-in cupboards can be found whilst a door takes you to the side lobby which offers a door to the front driveway and a door to the garden. The utility area opens up beyond with a further range of built-in storage and space for laundry appliances including a washing machine and tumble dryer, tiled splash-backs and fitted carpet.

A loft ladder takes you to a useful boarded loft area which has been a study space with a side facing window and rear facing velux window. A ground floor shower room can be found with a white three piece suite including a walk-in shower cubicle with a thermostatically controlled shower, complete with aqua-board splash-backs and heated towel rail.

Heading upstairs the main landing is finished with fitted carpet and a loft access hatch, whilst doors take you to the two double bedrooms. The main bedroom enjoys dual aspect views via the front and rear facing windows, with an array of built-in bedroom furniture and over bed storage with fitted carpet underfoot. The second bedroom also enjoys front facing views with built-in eaves storage access and fitted carpet. A separate WC leads off the landing with a white three piece suite including ample storage under the hand-wash basin along with a heated towel rail, whilst a further modernised family bathroom includes a vanity unit and storage, with a panelled bath and walk-in shower cubicle with tiled walls and a heated towel rail.

FIND US

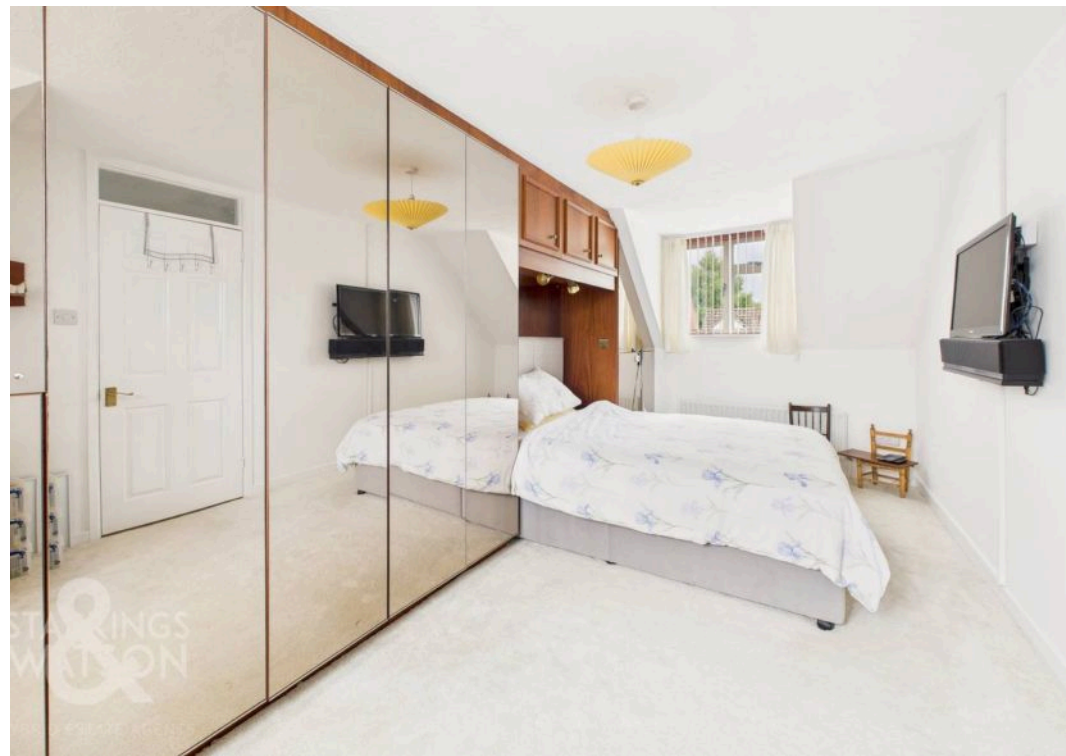
Postcode : NR14 7JF

What3Words : ///bank.fountain.relegate

VIRTUAL TOUR

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



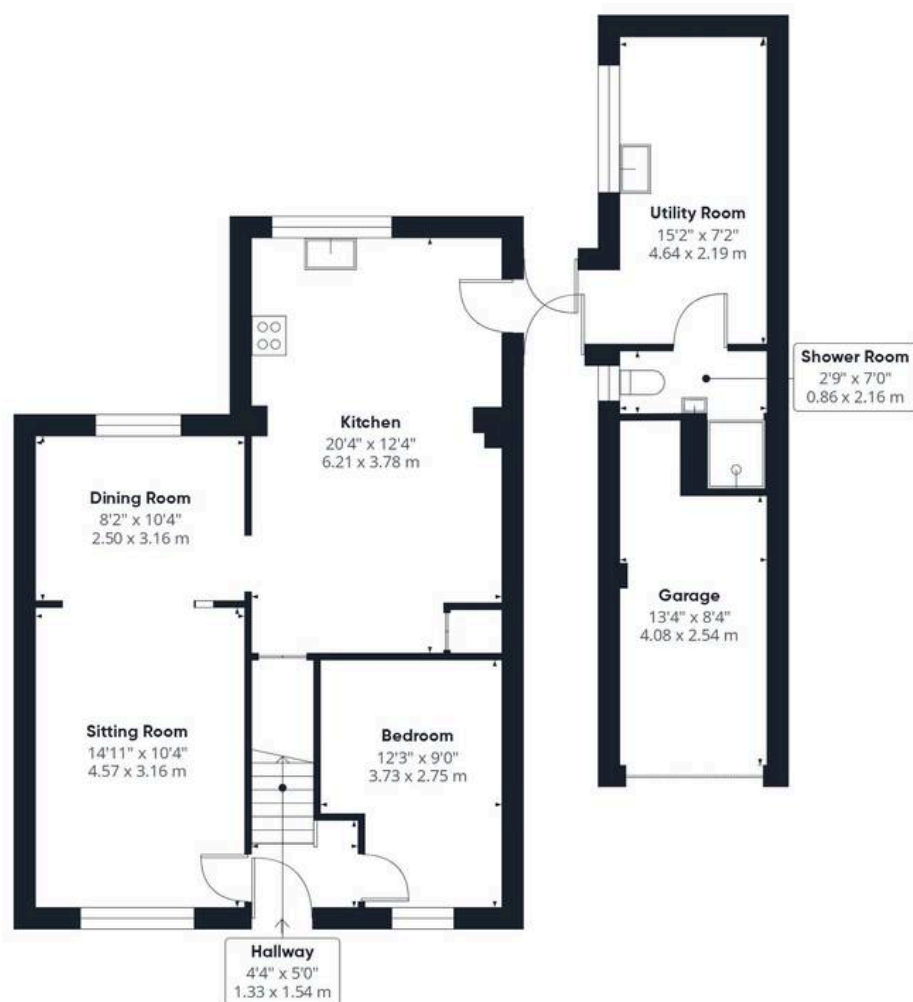




THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panel fencing and brick walling, whilst being mainly laid to lawn and enjoying a south facing aspect. A range of mature planting and shrubbery can be found, with a useful timber built summer house and timber built workshop offering ample storage. The patio seating area includes outside lighting and water supply. The integral garage can be found to the front of the property, with access via an up and over door to front, with storage above, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404 ft²

130.7 m²

Reduced headroom

103 ft²

9.6 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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