



Mentmore Way, Poringland - NR14 7XN



Mentmore Way

Poringland, Norwich

NO CHAIN. This MODERN MID-TERRACE HOME offers a fantastic opportunity for first-time buyers or investors, boasting an enviable OUTLOOK over GREEN SPACE and providing approximately 692 SQ. FT (stms) of well-presented accommodation. Step inside to a welcoming entrance hall with a W.C, that flows through to the FITTED KITCHEN, complete with INTEGRATED COOKING APPLIANCES and ample space for white goods. The impressive 15' SITTING/DINING ROOM is flooded with natural light and features FRENCH DOORS opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living. Upstairs, TWO DOUBLE BEDROOMS provide generous sleeping accommodation, while a modern family bathroom serves both rooms, with a SHOWER over the bath. Additional benefits include GAS FIRED CENTRAL HEATING, DOUBLE GLAZING throughout, and TWO ALLOCATED PARKING SPACES conveniently situated for easy access. The fully LANDSCAPED REAR GARDEN has been designed for low maintenance and year-round enjoyment. A FULL WIDTH PATIO runs across the rear elevation, offering the perfect spot for alfresco dining or relaxing in the sun, while the ARTIFICIAL LAWN ensures a lush, green outlook with minimal upkeep required.

Council Tax band: B

Tenure: Freehold

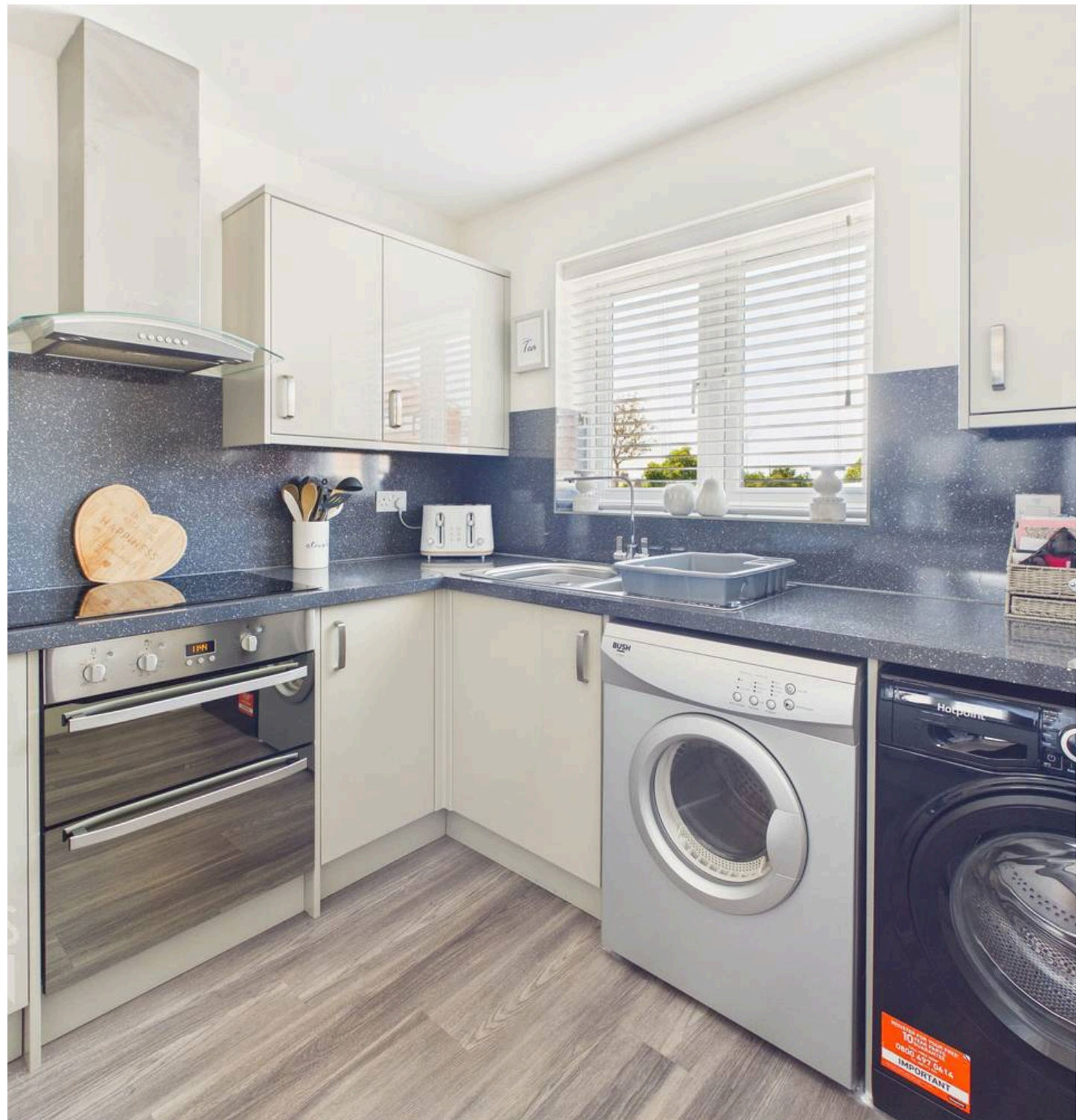
EPC Energy Efficiency Rating: B

- No Chain!
- Modern Mid-Terrace Home Overlooking Green Space
- Two Allocated Parking Spaces
- Approx. 692 Sq. ft (stms) of Accommodation
- Fitted Kitchen with Integrated Cooking Appliances & Space for White Goods
- 15' Sitting/Dining Room with French Doors to Rear
- Two Double Bedrooms
- Landscaped Gardens with Artificial Lawn & Patio Space

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

Approached via an attractive well planted frontage, a hard standing footpath takes you to the main entrance door. Sitting opposite, two allocated parking spaces can be found with views over open green space beyond.



THE GRAND TOUR

Once inside, the hall entrance offers the ideal meet and greet space, with easy to maintain wood effect flooring underfoot and stairs rise into the first floor landing. The ground floor W.C sits to one side, with a two piece suite and tiled splash-backs. Sitting opposite, the kitchen can be found with a u-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob and built-in electric double oven, with wood effect flooring and space provided for a washing machine, dishwasher and fridge freezer. A cupboard houses the wall mounted gas fired central heating boiler, whilst attractive matching splash-backs run around the work surface. The main sitting/dining room sits to the rear with feature full height windows and French doors to the rear garden, fitted carpet underfoot and a built-in storage cupboard under the stairs.

The top floor includes a carpeted landing and built-in airing cupboard, with a loft access hatch above. Doors take you to two double bedrooms - both finished with fitted carpet and uPVC double glazing. Completing the property, the family bathroom offers a three piece suite with a thermostatically controlled shower and contrasting tiled splash-backs over the bath, with tiled effect flooring and rear facing window.

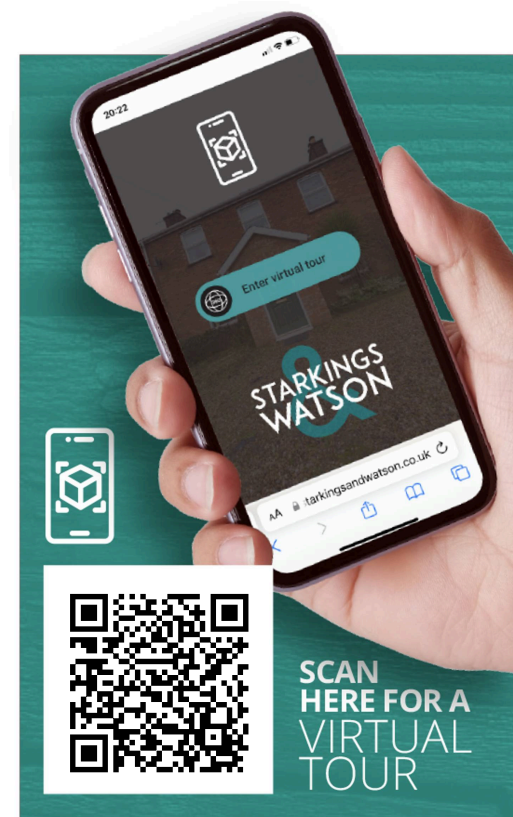
FIND US

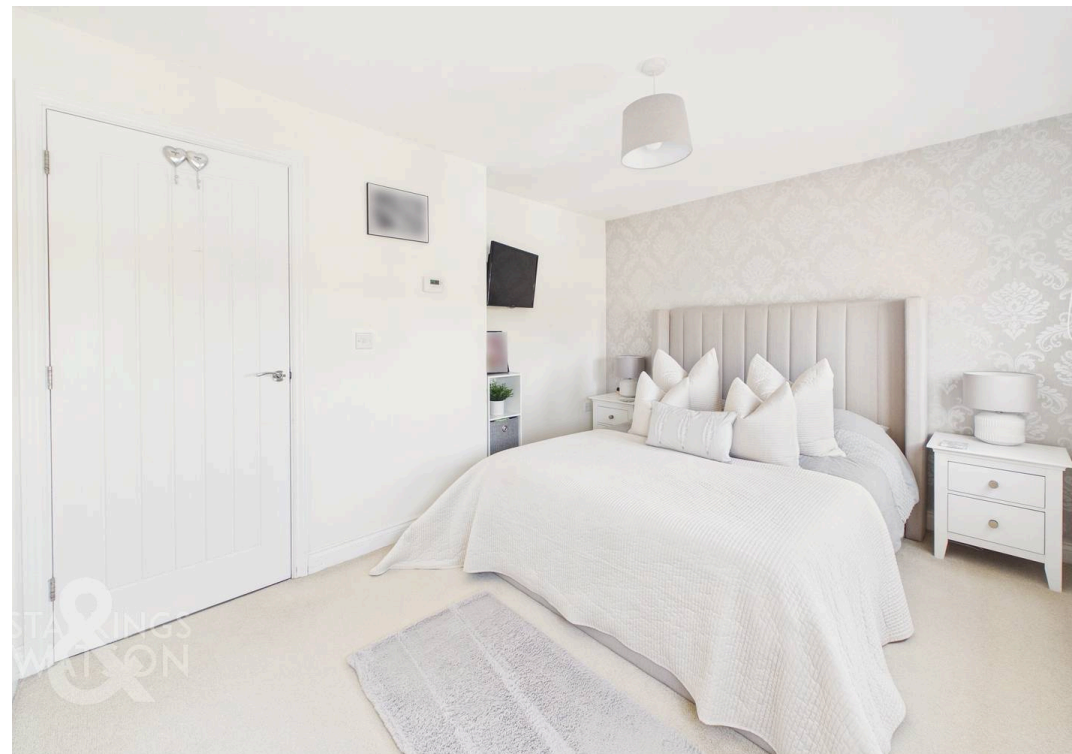
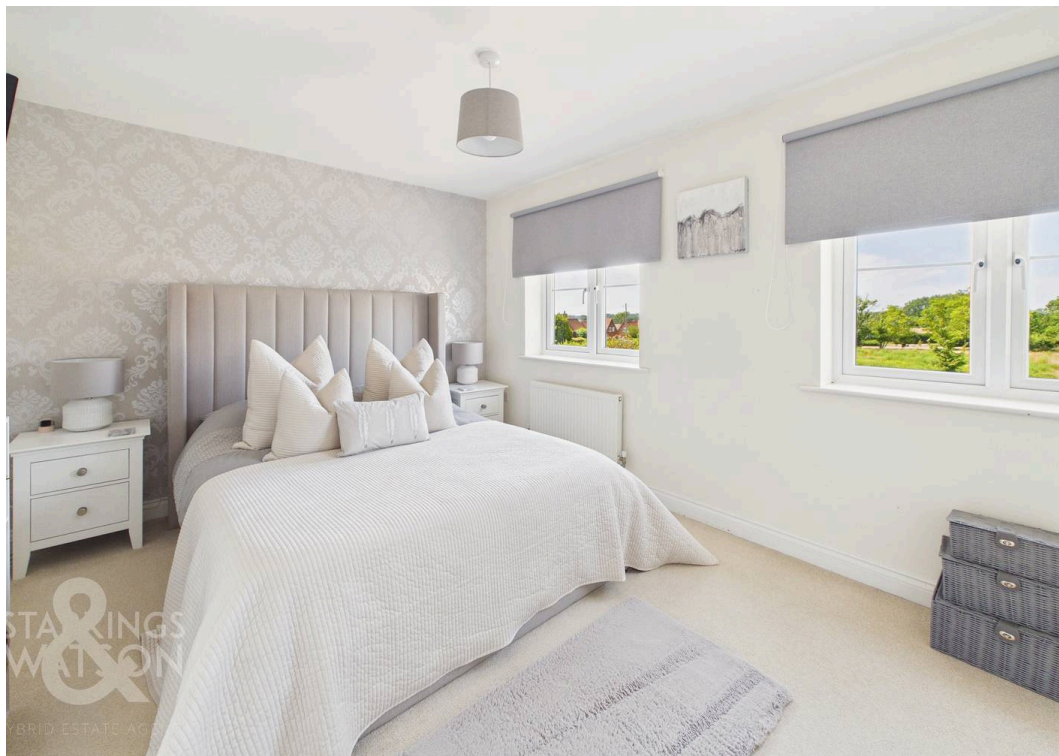
Postcode : NR14 7XN

What3Words : ///chestnuts.petulant.germinate

VIRTUAL TOUR

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



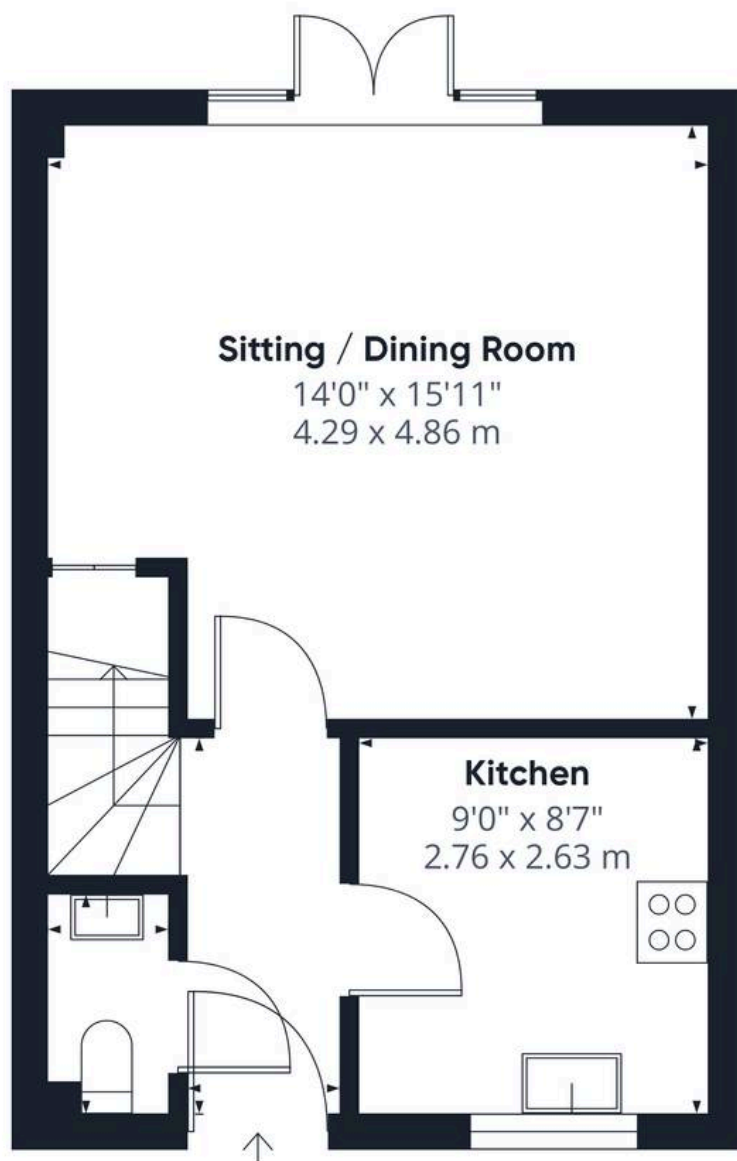




THE GREAT OUTDOORS

The garden has been fully landscaped to create an easy to maintain space with artificial lawn and a full width patio running across the rear of the property. Enclosed within timber panel fencing, gated access leads to the rear, with outside water and lighting installed.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

692 ft²

64.3 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 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.