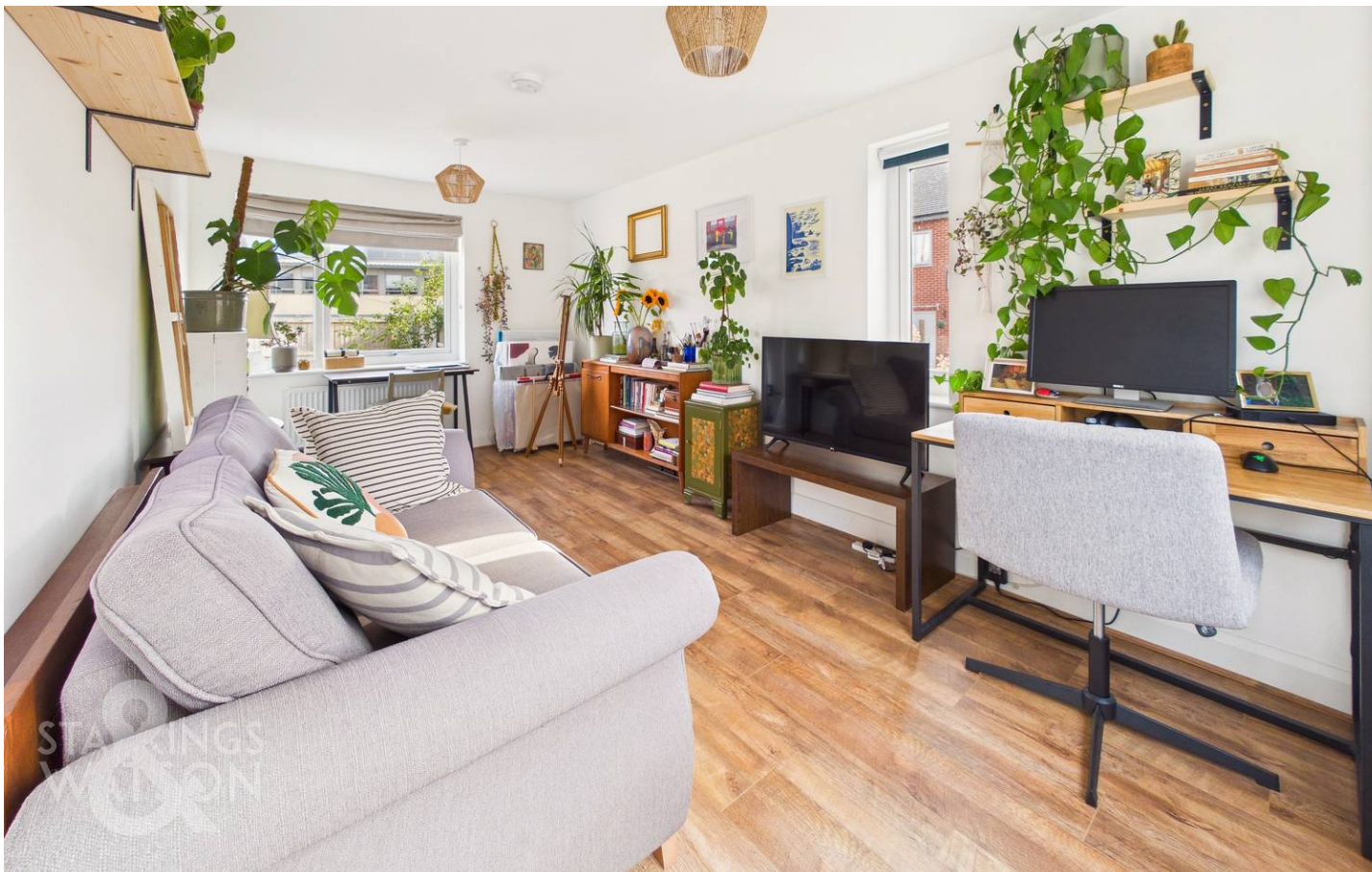




Holmes Court, Poringland - NR14 7FW



Holmes Court

Poringland, Norwich

Presenting this **STYLISH** and **MODERN** 2022 **BUILT SEMI-DETACHED HOME**, ideally positioned in a **PEACEFUL CUL-DE-SAC** and offering an enviable **SOUTH FACING PLOT**. Boasting **APPROXIMATELY 872 SQ. FT (stms)** of well-planned accommodation, this property is perfect for those seeking **CONTEMPORARY LIVING** with a touch of traditional charm. Step into a welcoming **HALL ENTRANCE**, complete with practical **STORAGE** and a convenient **W.C.**, setting the tone for the thoughtful design found throughout. The **TRIPLE ASPECT 17' SITTING ROOM** is flooded with natural light, creating a warm and inviting space for relaxation or entertaining guests. At the heart of the home, the **17' OPEN PLAN KITCHEN/DINING ROOM** features quality finishes, ample workspace, and direct **GARDEN ACCESS** via French doors, making it ideal for family gatherings or summer evenings. Upstairs, **TWO WELL-PROPORTIONED BEDROOMS** offer flexible living arrangements, with the principal bedroom enjoying a **PRIVATE EN SUITE**. A modern **FAMILY BATHROOM** completes the upper floor,



ensuring comfort and convenience for all. The SOUTH FACING GARDEN provides a tranquil backdrop to everyday life. Enclosed by TIMBER PANEL FENCING for privacy and security, the garden is mainly laid to lawn and enhanced by SEVERAL MATURE TREES, offering shade and a touch of natural beauty. A generous PATIO AREA is perfect for al fresco dining, morning coffee, or simply unwinding at the end of the day.

Council Tax band: A
Tenure: Freehold

- 2022 Built Semi-Detached Home in a Cul-De-Sac Location
- South Facing Plot with Spacious Gardens
- Double Parking Adjacent
- Approx. 872 Sq. ft (stms) of Accommodation
- Hall Entrance with W.C & Storage
- Triple Aspect 17' Sitting Room
- 17' Open Plan Kitchen/Dining Room with Garden Access
- Two Bedrooms, En Suite & Family Bathroom

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

Heading inside, the hall entrance offers wood effect flooring underfoot, with stairs rising to the first floor and built-in storage below. The sitting room enjoys triple aspect views, with continued wood effect flooring underfoot. From the hall, a W.C is tucked away, with a two piece suite and tiled splash-backs. Open plan, the kitchen/dining room is finished with a u-shaped arrangement of wall and base level units, including integrated cooking appliances with an inset electric ceramic hob and built-in eye level electric oven. Wood effect flooring runs underfoot, and matching up-stands run around the worksurface. Space is provided for a washing machine, whilst the fridge freezer is integrated. Ample space is provided for a table, whilst French doors open up to the garden.

Heading upstairs, the spacious landing offers study space, with fitted carpet, built-in airing cupboard, and a rear facing window. Two double bedrooms lead off the landing, both finished with fitted carpet and double glazing. One bedroom includes a built-in wardrobe, and the other a private en suite. The three piece suite in the en suite includes a walk-in double shower cubicle with a thermostatically controlled shower and tiled splash-backs, alongside a heated towel rail and wood effect flooring. The family bathroom completes the property, finished in a similar style, including a shaped panelled bath with a thermostatically controlled shower, tiled splash-backs and a heated towel rail.

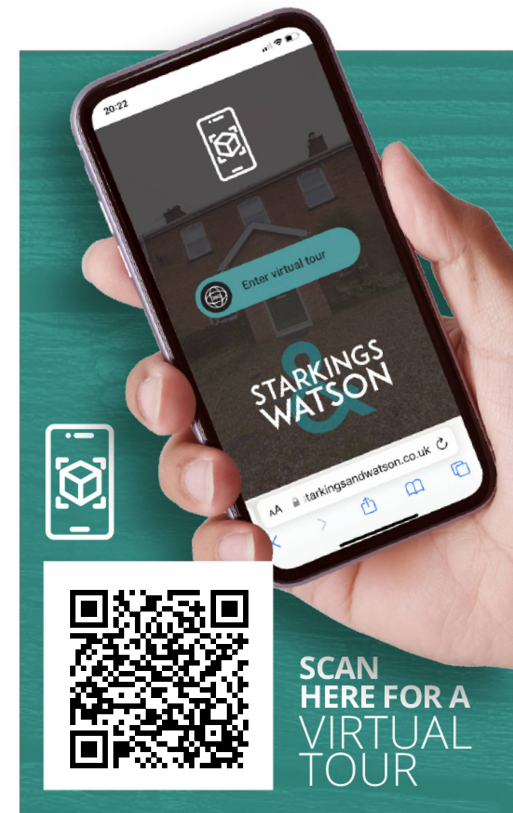
FIND US

Postcode : NR14 7FW

What3Words : ///voice.refreshed.rods

VIRTUAL TOUR

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



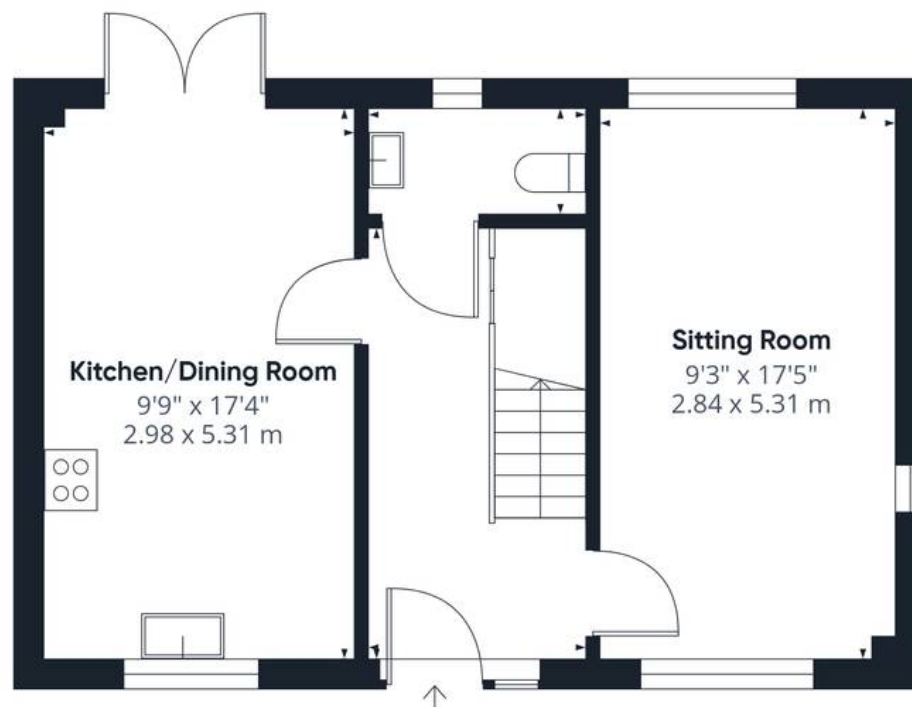




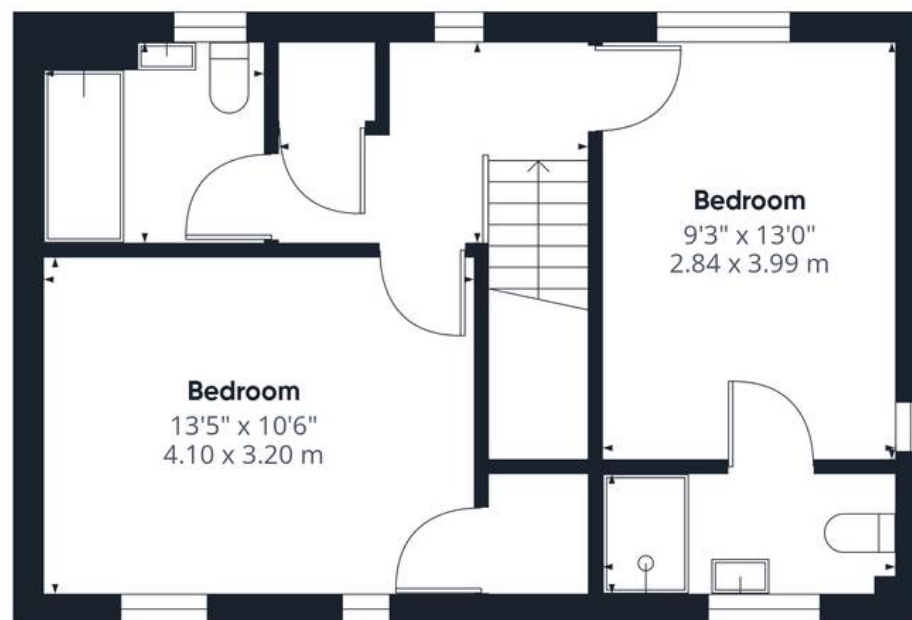
THE GREAT OUTDOORS

Enjoying a south facing aspect and backing onto local business offices, the garden is enclosed within timber panelled fencing, whilst being laid to lawn. With several trees and a patio area, gated access leads to the parking, and French doors take you to the kitchen/dining room.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

872 ft²

80.9 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



Starkings & Watson Hybrid Estate Agents

2A Shotesham Road, Poringland - NR14 7LE

01508 356456 • poringland@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.