



Glenn Road, Poringland - NR14 7LU

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Glenn Road

Poringland, Norwich

NO CHAIN. This WELL-PRESENTED SEMI-DETACHED FAMILY HOME offers a rare opportunity to enjoy PANORAMIC FIELD VIEWS from a desirable residential setting. The spacious accommodation is thoughtfully arranged over two floors and features TWO RECEPTION ROOMS, providing versatile OPEN PLAN living and dining spaces ideal for family life or entertaining guests. A bright and airy CONSERVATORY extends from the front, perfectly positioned to capture views across the front garden, and natural light throughout the day. The kitchen is well-appointed with ample storage and workspace, complemented by a practical layout ideal for every-day use, and an area UTILITY PORCH. Upstairs, THREE DOUBLE BEDROOMS provide generous sleeping accommodation, all benefitting from pleasant outlooks and ample storage solutions. The property is served by a modern FAMILY BATHROOM and a GROUND FLOOR RE-FITTED SHOWER ROOM. With ON ROAD RESIDENTS PARKING provided, this home delivers both practicality and style for discerning buyers seeking a peaceful yet connected lifestyle.

Council Tax band: B

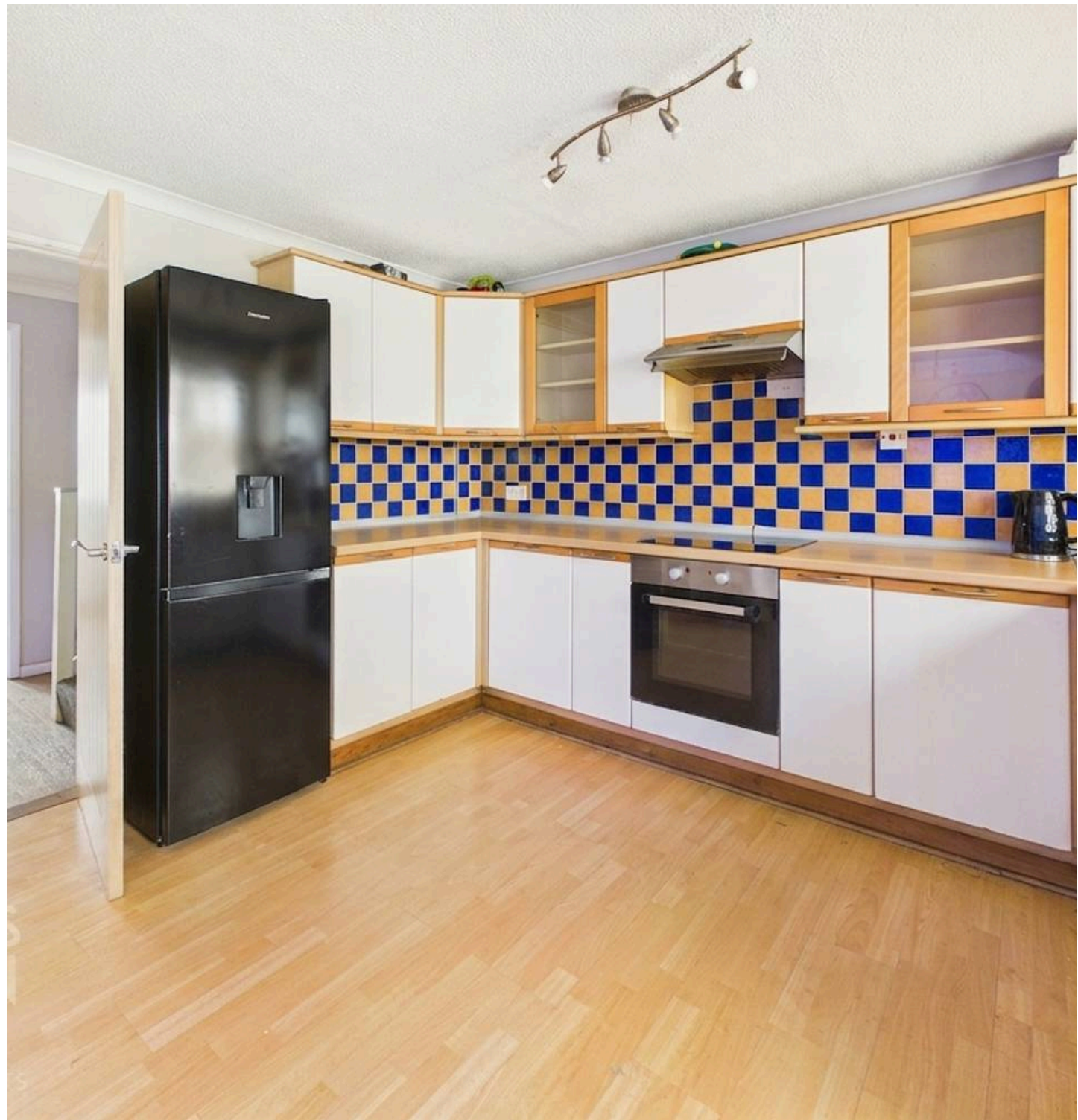
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Chain!
- Semi-Detached Family Home
- Panoramic Field Views
- Two Reception Rooms
- Conservatory
- Three Double Bedrooms
- Family Bathroom & Re-fitted Shower Room
- On Road Residents 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

Access from the communal residence car park, a gated access leads to an enclosed front garden which is both secluded and low maintenance, with an area of shingle and a raised bed to one side. A timber shed offers storage whilst footpath takes you to the main entrance door.

THE GRAND TOUR

Heading inside the hall entrance offers wood effect floor underfoot and stairs to the first floor landing, with a built-in storage cupboard below. The adjacent sitting room is finished with wood effect flooring and a feature fireplace, with an opening to the adjacent dining room and double doors to the conservatory. With uPVC double glazed windows to the side and rear, the conservatory includes fitted carpet and French doors leading out to the garden. The dining room includes French doors leading to the rear garden whilst being finished with wood effect flooring underfoot and fully open plan to the adjacent kitchen. With a u-shaped arrangement of wall and base level units, the kitchen includes integrated cooking appliances with an inset electric ceramic hob and built-in electric oven with tiled splash-backs and an extractor fan. Space is provided for a fridge freezer with a door taking you to the lean to utility lobby, with space for a washing machine and tumble dryer. The ground floor shower room has been re-fitted and includes a white three piece suite including a corner shower cubicle, with an electric shower and aqua-board splash-backs.

Heading upstairs, the carpeted landing includes an airing cupboard and high level storage above, with doors leading off to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing.

The two rear bedrooms enjoy garden and field views. The main family bathroom includes a white three piece suite including extensive storage, panelled bath and tiled splash-backs.

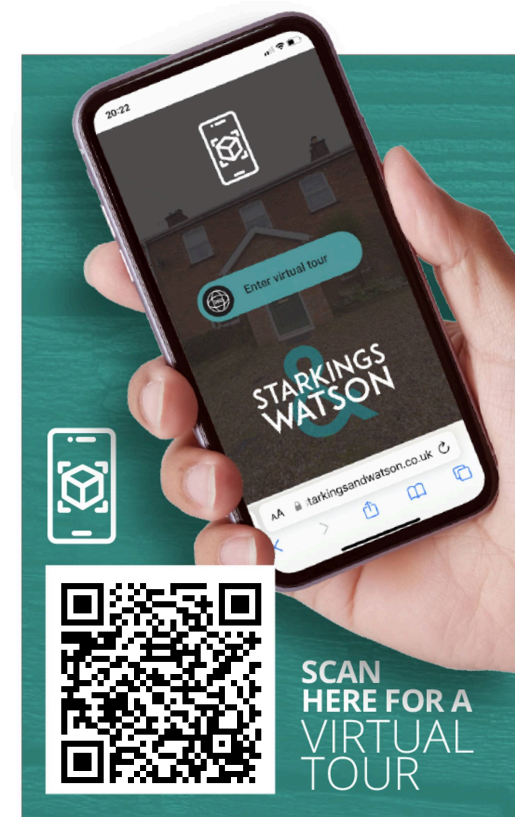
FIND US

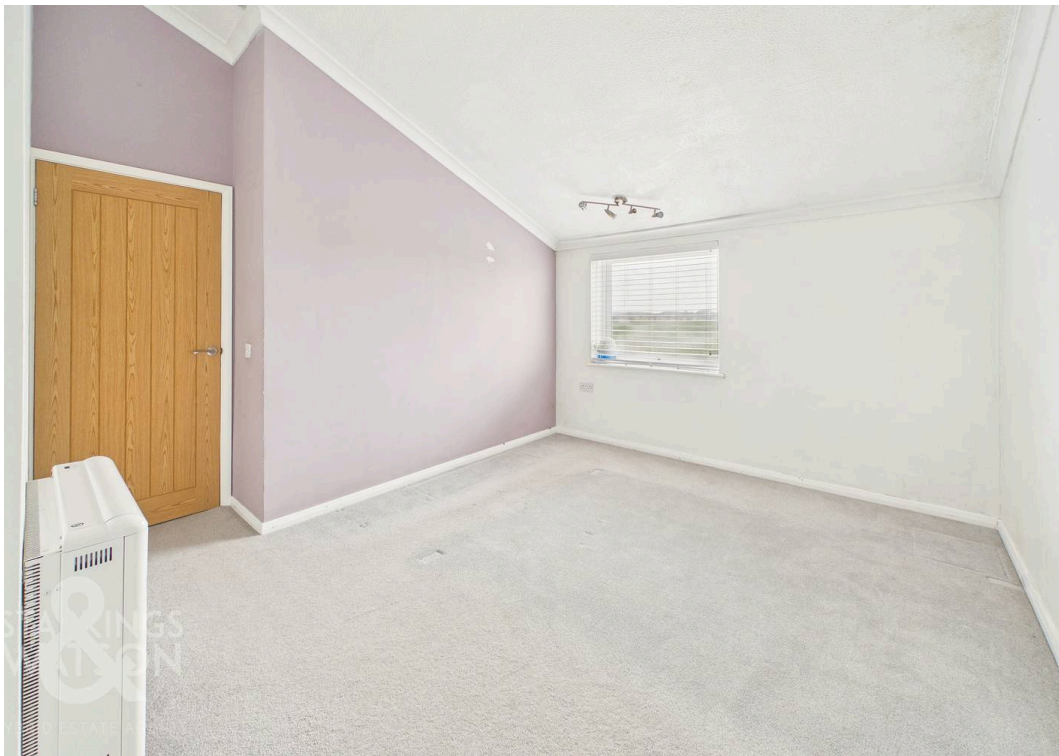
Postcode : NR14 6QF

What3Words : ///flank.clumped.slouched

VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is laid to lawn and enclosed within timber panel fencing, whilst enjoying views across the adjacent fields. A patio seating area extends from the dining room French doors, with huge potential to further landscape the space.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1120 ft²
104 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.