



Hornbeam Drive, Poringland - NR14 7WE



Hornbeam Drive

Poringland, Norwich

TUCKED AWAY in a PRIVATE LOCATION away from any passing traffic, this EXCELLENT FAMILY HOME offers an ideal next step on the housing ladder for a growing family. This well presented FOUR BEDROOM DETACHED FAMILY HOME built by NORFOLK HOMES boasts internal accommodation extending to 1163 SQFT (stms) with the addition of UNDERFLOOR HEATING to the ground floor. Upon entry, you will find a welcoming hallway leading to spacious 20' MAIN SITTING ROOM with dual aspect complemented by a SEPARATE DINING ROOM ideal for entertaining guests. The property also features a kitchen/breakfast room, complete with a separate utility room for added convenience as well as ground floor cloakroom. Upstairs, FOUR GENEROUS BEDROOMS can be found off landing all come equipped with FITTED WARDROBES. In addition, an EN-SUITE shower room and FAMILY BATHROOM can be found completing the accommodation.



Outside, the well-maintained, private and mature rear gardens provide a tranquil escape, perfect for relaxing in the open air. Additionally, the property offers an EXCELLENT DOUBLE GARAGE and ample parking in front, ensuring practicality for modern day-to-day living.

Council Tax band: D

Tenure: Freehold

- Detached Family Home
- Private Tucked Away Position
- Well Presented Internal Accommodation
Extending To 1163 SQFT (stms)
- 20' Main Sitting Room & Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- Four Bedrooms All With Fitted Wardrobes &
Two Bathrooms
- Well Maintained Rear Gardens
- Excellent Double Garage & Ample Parking In
Front

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 other villages and hamlets close by offering further walks and public houses.



SETTING THE SCENE

Approached via Hornbeam Drive, the house itself is found tucked away down a small branch road with access to three dwellings only and no passing traffic. The front of the house offers well kept front gardens with a pathway to the main entrance door to the front. To the side of the house is the parking and the double garage with plenty of space to park and manoeuvre. There is a side access also that leads into the rear garden.

THE GRAND TOUR

Entering the house via the main entrance door to the front there is a welcoming hallway with stairs ahead to the first floor landing. You will find underfloor heating throughout the ground floor as well as fitted storage and the cloakroom off the hallway. To the left of the hall is the main 20' sitting room with a feature fireplace housing a gas fire and a dual aspect with double doors onto the rear garden. The separate dining room can be found to the front of the house off the hallway with plenty of natural light. The kitchen/breakfast room to the rear offers a range of wall and base level units with rolled edge worktops over. There is an integrated electric oven/grill with gas hob and extractor fan over as well as space for dishwasher and fridge and the breakfast table. Off the kitchen is the utility room with a further range of base level units, a second sink and space for all further white goods. The modern gas fired boiler can also be found wall mounted. There is a door from the utility into the garden. Heading up to the first floor landing you will find loft hatch access as well as an airing cupboard. The main bedroom can be found to the front of the house with an en-suite shower room. There are then three further bedrooms off the landing all of which have fitted wardrobes. The main family bathroom can also be found off the landing with a bath and shower over.

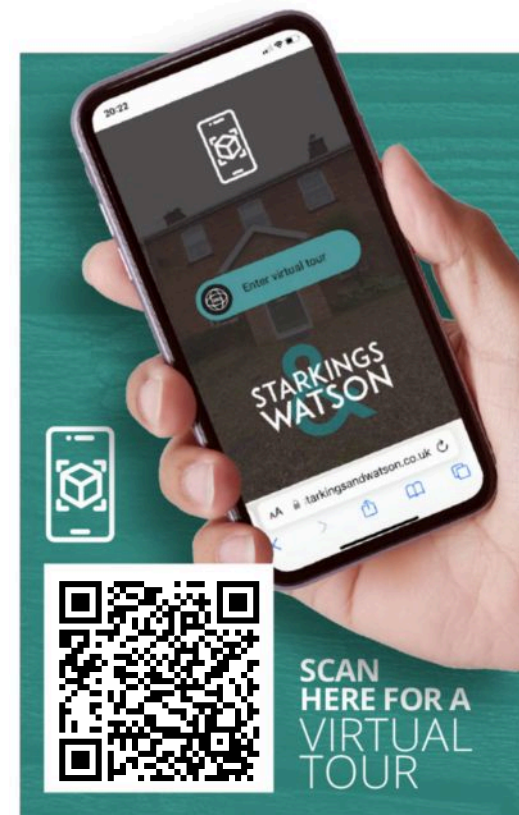
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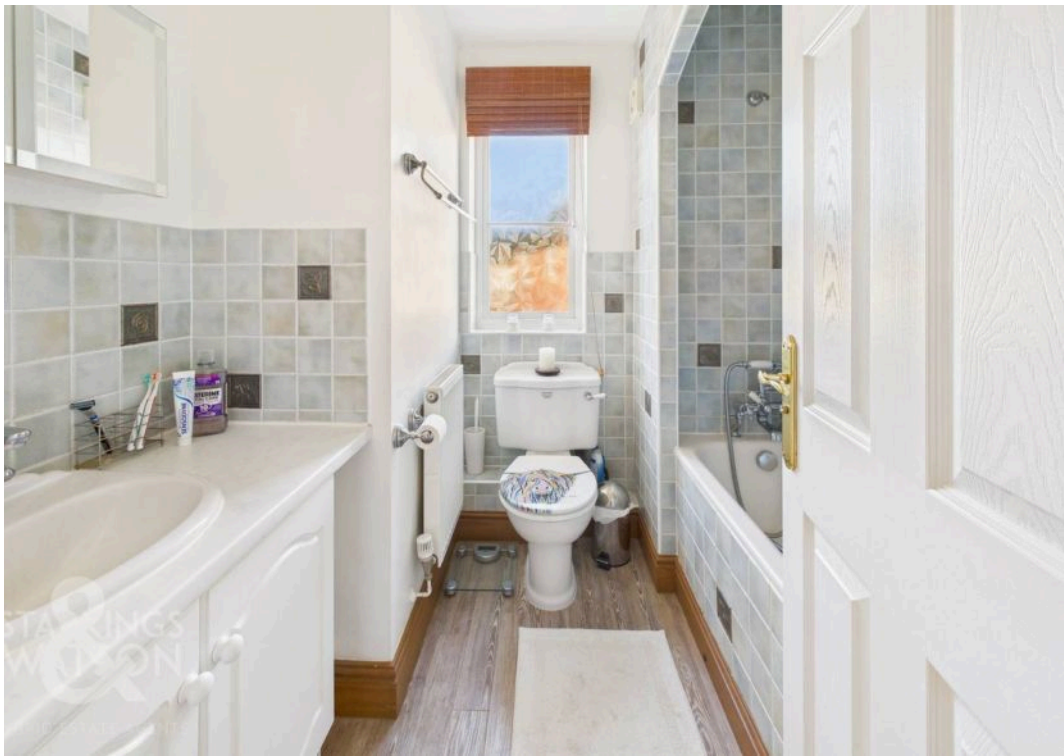
Postcode : NR14 7WE

What3Words : ///weekend.objective.suppose

VIRTUAL TOUR

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



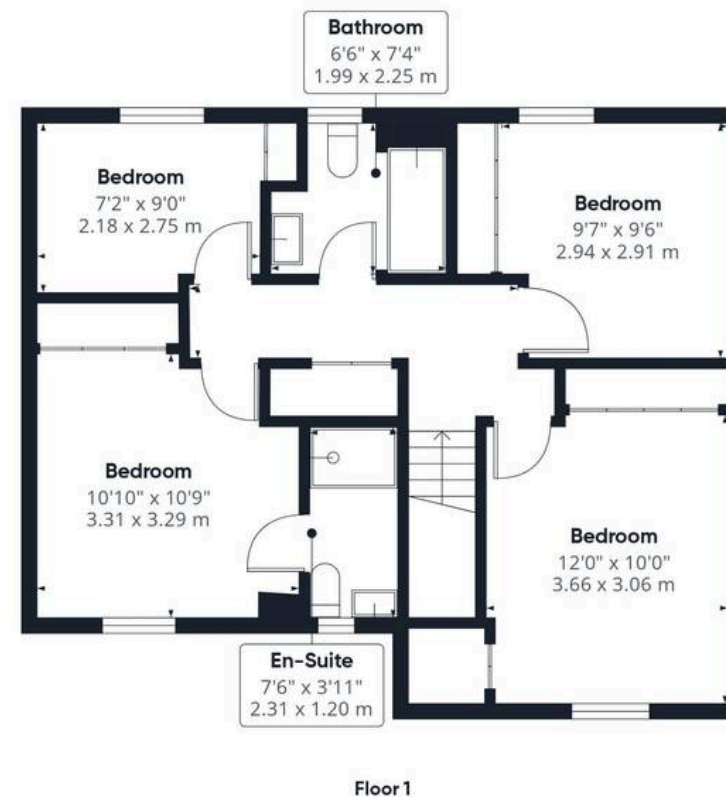
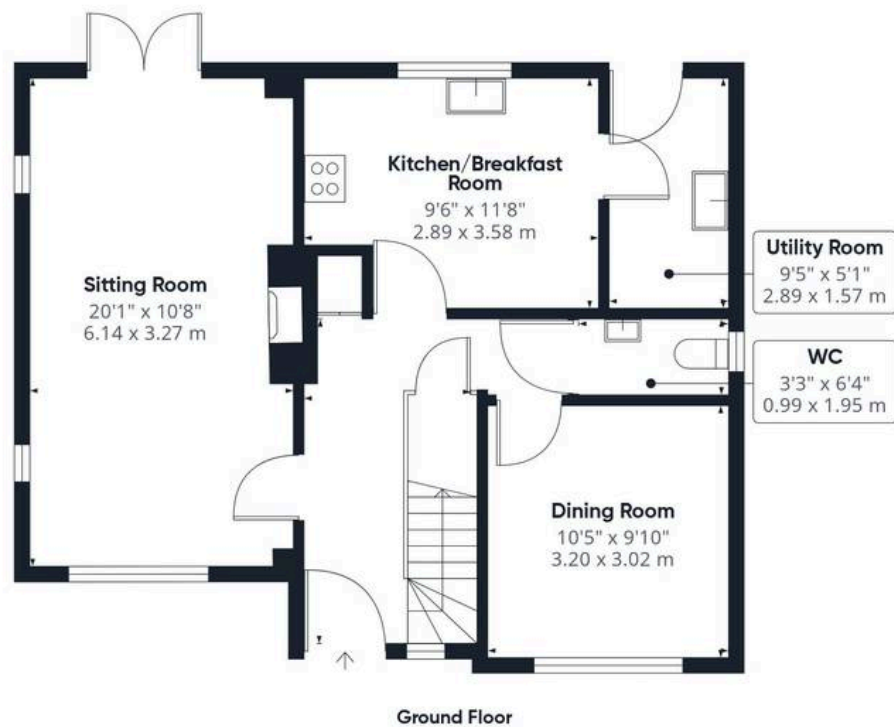




THE GREAT OUTDOORS

To the rear you will find immaculately presented and mature rear gardens offering a good degree of privacy. The garden has been well designed by the current vendors with a central area of lawn and various well stocked planting borders surrounding. There is also a wildlife pond and a secluded seating patio area. There is access to the garage from the garden with power and light. The garden is enclosed with timber fencing surrounding as well as paving leading to the side gate.





Approximate total area⁽¹⁾
1163 ft²
108.1 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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