



Victory Avenue, Poringland - NR14 7WH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Victory Avenue

Poringland, Norwich

NO CHAIN. This UNIQUE TOP FLOOR APARTMENT offers a fantastic opportunity for buyers seeking a spacious and versatile home with a PRIVATE ENTRANCE and a LONG LEASE - with manageable service charges. Boasting approximately 943 SQ. FT (stms) of well-planned accommodation, this property welcomes you into an impressive hallway, leading to a stunning 19' SITTING/DINING ROOM with direct access to a WALK-OUT BALCONY - perfect for relaxing or entertaining guests. The 19' KITCHEN/DINING ROOM features DUAL ASPECT VIEWS, flooding the space with natural light and providing ample room for both cooking and dining. TWO SPACIOUS DOUBLE BEDROOMS offer comfort and flexibility, with BUILT-IN WARDROBES ensuring plenty of storage. The MAIN BEDROOM benefits from an EN SUITE, while a separate FAMILY BATHROOM serves guests and the second bedroom. Additional features include a CAR PORT PARKING space, gas fired UNDERFLOOR HEATING, and double glazing throughout.



This apartment is ideal for professionals, couples, or downsizers looking for a modern, low-maintenance lifestyle in a desirable location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- No Chain!
- Unique Top Floor Apartment with a Private Entrance
- Long Lease & Manageable Service Charges
- Approx. 943 Sq. ft (stms) of Accommodation
- 19' Sitting/Dining Room with a Walk-Out Balcony
- 19' Kitchen/Dining Room with Dual Aspect Views
- Two Spacious Double Bedrooms
- Built-in Wardrobes, En Suite to the Main Bedroom & 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

The property sits within a striking building, forming an arched entrance to the main development. Parking sits within the main building, where a car port can be found. A private entrance leads to two apartments from the first floor.

THE GRAND TOUR

Once inside the hall entrance, stairs rise to the top floor, with ample space for coats and shoes, and a large storage cupboard is accessed below. The main landing includes a large built-in double cupboard and further airing cupboard, with natural light from the velux windows. Doors lead off to the bedroom and living accommodation. The kitchen/dining room enjoys dual aspect views, with a u-shaped arrangement of wall and base level storage units, including an integrated gas hob and electric double oven. Tiled splash-backs run around the kitchen, with tiled flooring underfoot, and space for general white goods including a fridge freezer, washing machine and dishwasher. There is ample space for a dining table or soft furnishings. The main living space also enjoys dual aspect views, with fitted carpet underfoot, and space for soft furnishings and a dining table. French doors open to a walk-out balcony. Serving the bedrooms, the family bathroom offers a three piece suite with contrasting tiled splash-backs. With a shower over the bath, storage can be found under the sink, with tiled flooring and a heated towel rail. The two double bedrooms are finished with fitted carpet and built-in wardrobes, with the main bedroom leading to an en suite shower room. The three piece suite offers storage under the sink, with a double shower cubicle, thermostatically controlled shower and heated towel rail.

FIND US

Postcode: NR14 7WH

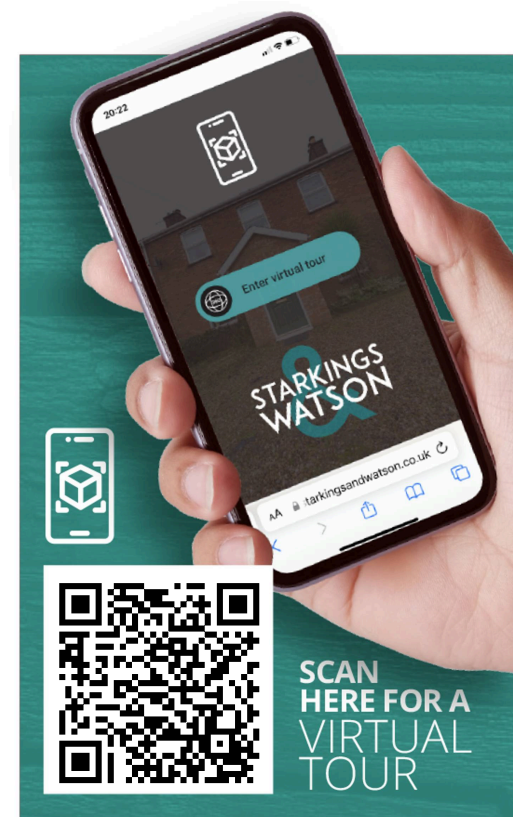
What3Words : [///vanish.sedative.jobs](https://www.what3words.com/#!/vanish.sedative.jobs)

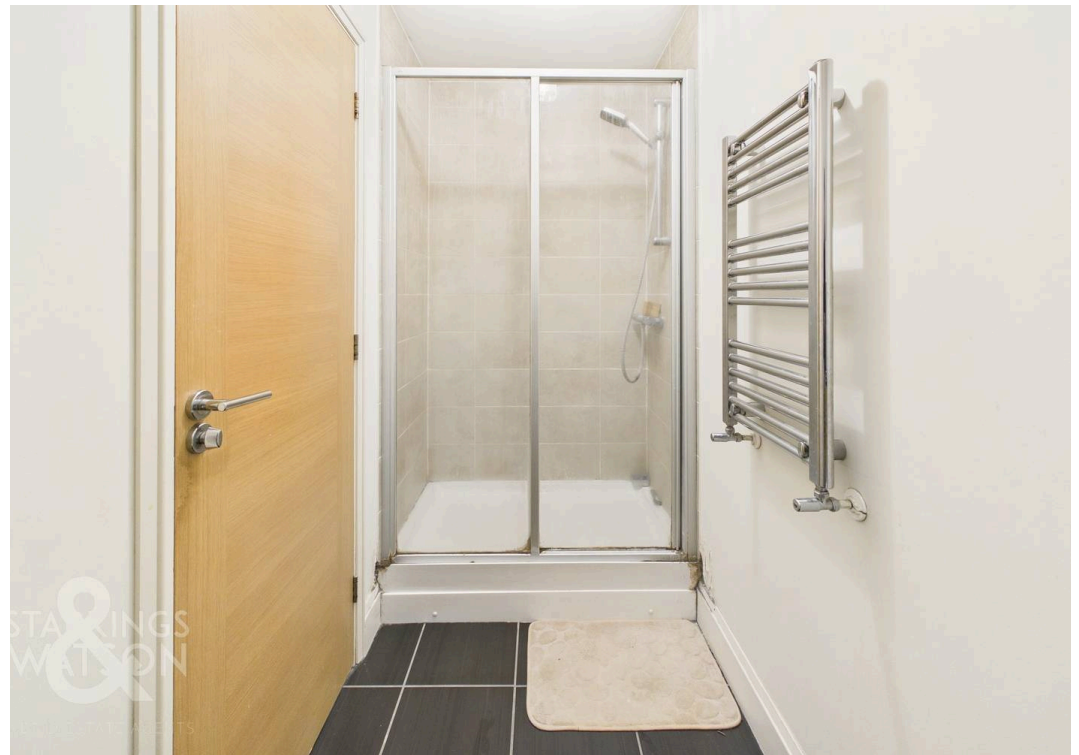
VIRTUAL TOUR

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

AGENTS NOTES

The property is offered on a leasehold basis, with the remaining 982 year term. Combined annual service charges and ground rent total £95.42 PCM.



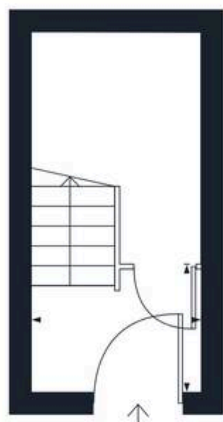




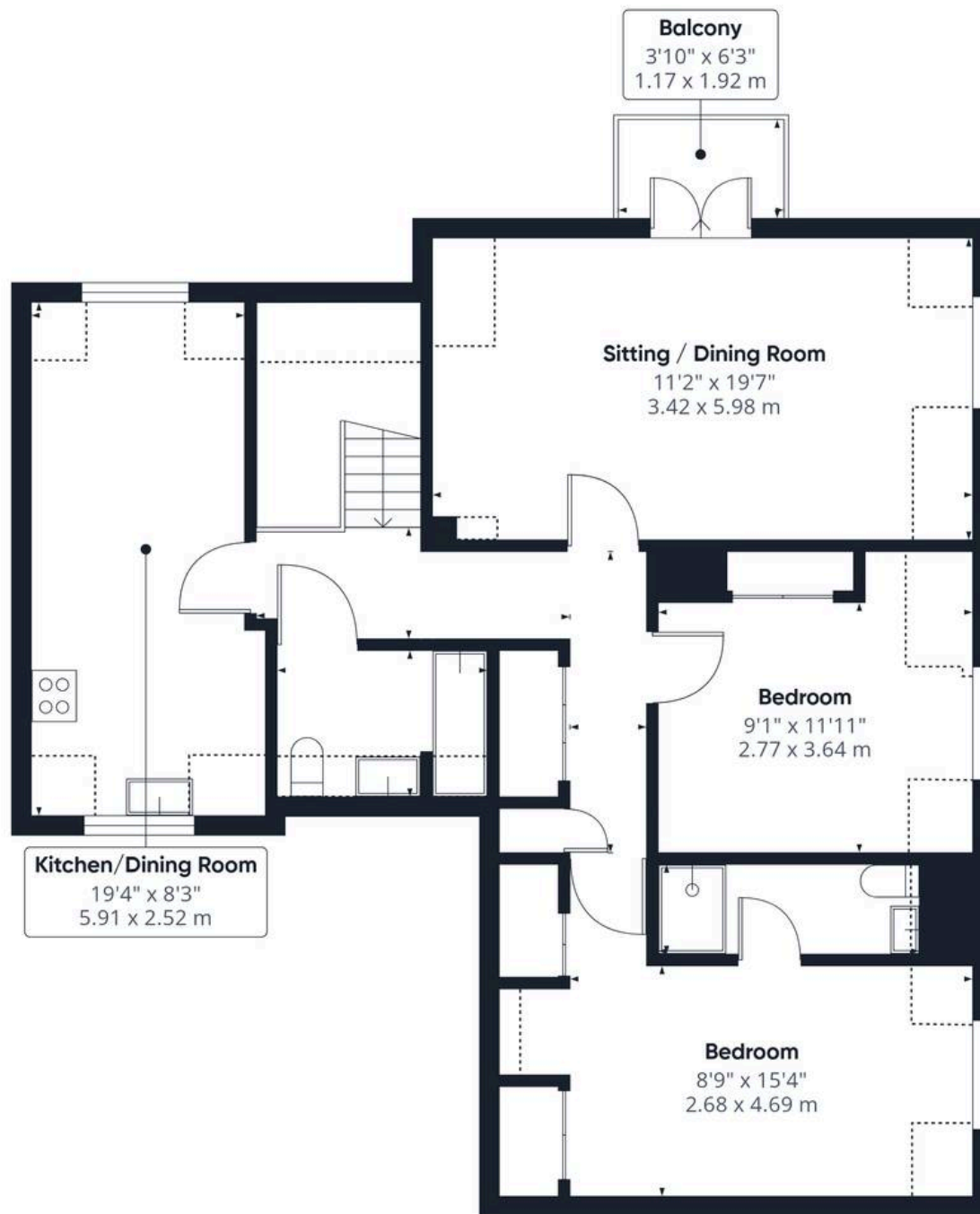
THE GREAT OUTDOORS

The apartment enjoys a walk-out balcony to enjoy the landscapes across the development. With green space close by, the village itself enjoys a range of countryside walks on the door step!





Ground Floor



Floor 1



Approximate total area⁽¹⁾

943 ft²
87.5 m²

Balconies and terraces

24 ft²
2.2 m²

Reduced headroom

86 ft²
8 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



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 and 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.