



16 ROSEBERY AVENUE

PORINGLAND, NORWICH, NR14 7SN



An extended and thoughtfully improved detached chalet-style home, offering versatile accommodation, generous living space and a beautifully private rear garden.

Set back from the road, this thoughtfully extended and improved detached chalet-style home offers approximately 1,329 sq ft (STMS) of versatile accommodation, combining generous living spaces with excellent flexibility for family life and home working.

The welcoming entrance hall features an attractive L-shaped window, while the ground floor provides a versatile fourth bedroom/study, fitted kitchen with breakfast bar, cloakroom and a generous L-shaped sitting/dining room with cast-iron wood burner. French doors lead into a bright conservatory overlooking the garden.

Upstairs are three further bedrooms, including a principal bedroom with en suite shower room and eaves storage, together with a family bathroom.

Outside, a generous tarmac driveway provides ample parking and access to the adjoining garage. The enclosed rear garden is a particular highlight, offering a

wonderfully private and secluded setting with established planting and space for outdoor seating and entertaining.

Conveniently positioned within walking distance of the village centre and local transport links, the property combines adaptable accommodation with a peaceful garden setting.

SERVICES

All main services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

South Norfolk Council - Tax Band - C



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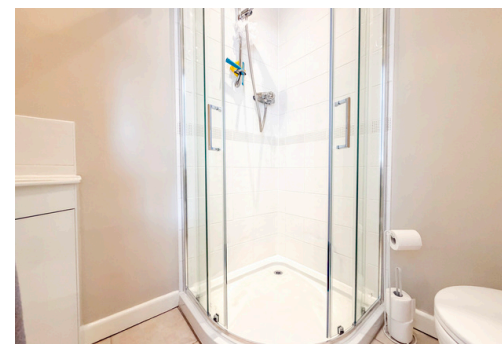
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EPC







FLOOR PLAN



DURRANTS
SINCE 1853

Approximate total area⁽¹⁾

1320 ft²
122.6 m²

Reduced headroom

41 ft²
3.8 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.

GIRAFFE 360

LOCATION

The property is situated in Poringland, a popular and well-connected village on the southern outskirts of Norwich, surrounded by the gently rolling countryside of South Norfolk. Just five miles from the city centre, Poringland offers an appealing balance between village life and convenient access to the wider city, with regular bus services providing a straightforward connection into Norwich. The village itself provides an excellent range of everyday amenities, including local shops, a supermarket, pharmacy, doctors' surgeries, library, community centre, pubs and cafés, together with Poringland Primary School & Nursery and nearby Framingham Earl High School. For those seeking recreation, the surrounding countryside provides an abundance of opportunities for walking and cycling, while Norwich offers an extensive selection of independent shops, restaurants, cultural attractions and leisure facilities. The A47 and wider road network are also readily accessible, making Poringland particularly convenient for those commuting towards Norwich and further afield.

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