



Hardley Road, Poringland - NR14 7UR



Hardley Road

Poringland, Norwich

Built in 2018, this MODERN DETACHED FAMILY HOME occupies the new CLEMENTS GATE development within Poringland. Built to a HIGH STANDARD and decorated in a neutral décor, the property is fitted with beautiful fittings, and spacious rooms. Set back from the road, a TANDEM DRIVEWAY and large GARAGE offer parking, with a surprisingly spacious LAWNED WALLED GARDEN with patio. Inside, the entrance hall is finished with wood effect flooring and offers a large cupboard, CLOAKROOM and walk-in cupboard, SITTING ROOM with attractive bay window, KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and utility room complete the ground floor. The first floor offers FOUR BEDROOMS including the master with BUILT-IN WARDROBES and EN SUITE shower room, and further FAMILY BATHROOM. Lastly, uPVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING complete the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B



- 2018 Built Detached Home
- Sitting Room with Bay Window
- Kitchen with Integrated Appliances
- Utility Room
- Four Bedrooms
- Main Bedroom with En Suite
- Tandem Driveway & Large Garage
- Spacious Lawned Garden

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

Set back from the road, a block paved driveway leads to the main property, with its lawned frontage. An adjacent tandem driveway offers parking, and access to the larger than average garage.



FIND US

You may wish to use your Sat-Nav (NR14 7UR), but to help you...Leaving Norwich via the Trowse Interchange opposite the County Hall on the A146 signposted Lowestoft and Beccles. Pass the A47 Norwich bypass junction, keeping right and take the B1332 signposted to Bungay. After approximately two and a half miles pass through the village of Framingham Earl and into Poringland. At the first roundabout turn right, and right again into Clements Gate. Pass the Doctors Surgery, where the property can be found on the right hand side.



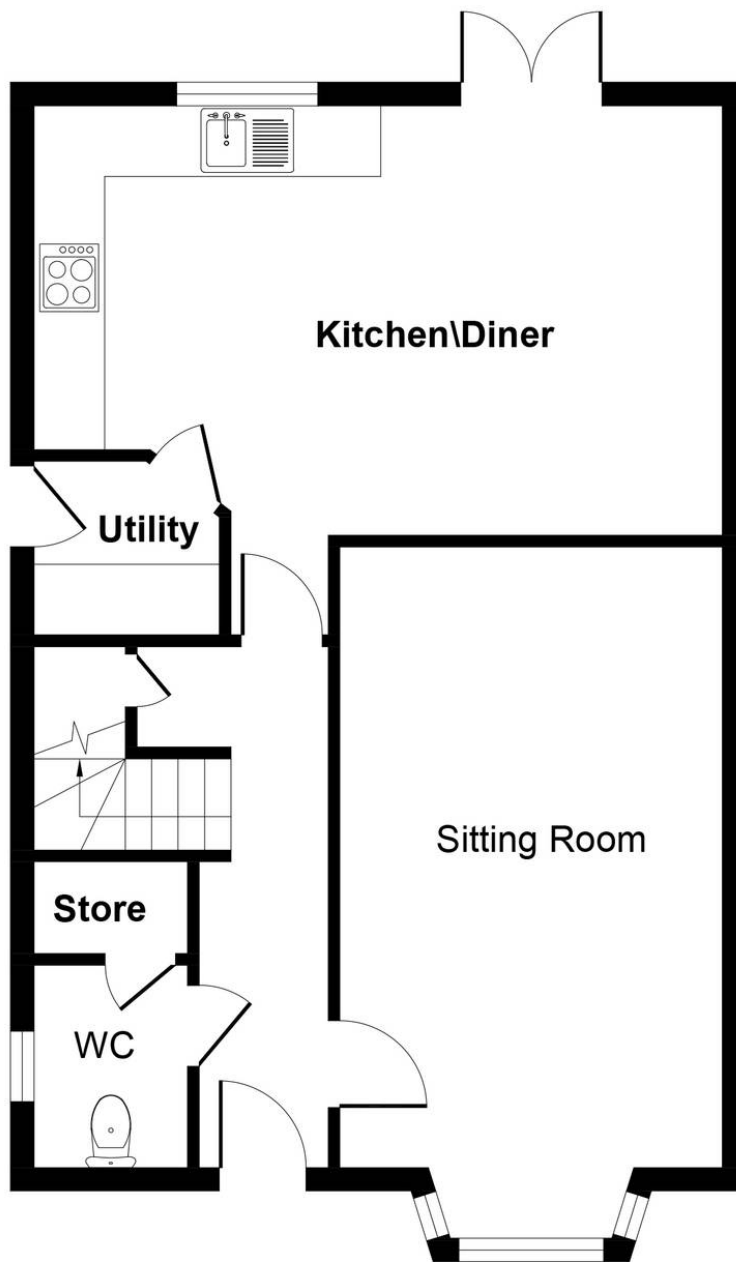




THE GREAT OUTDOORS

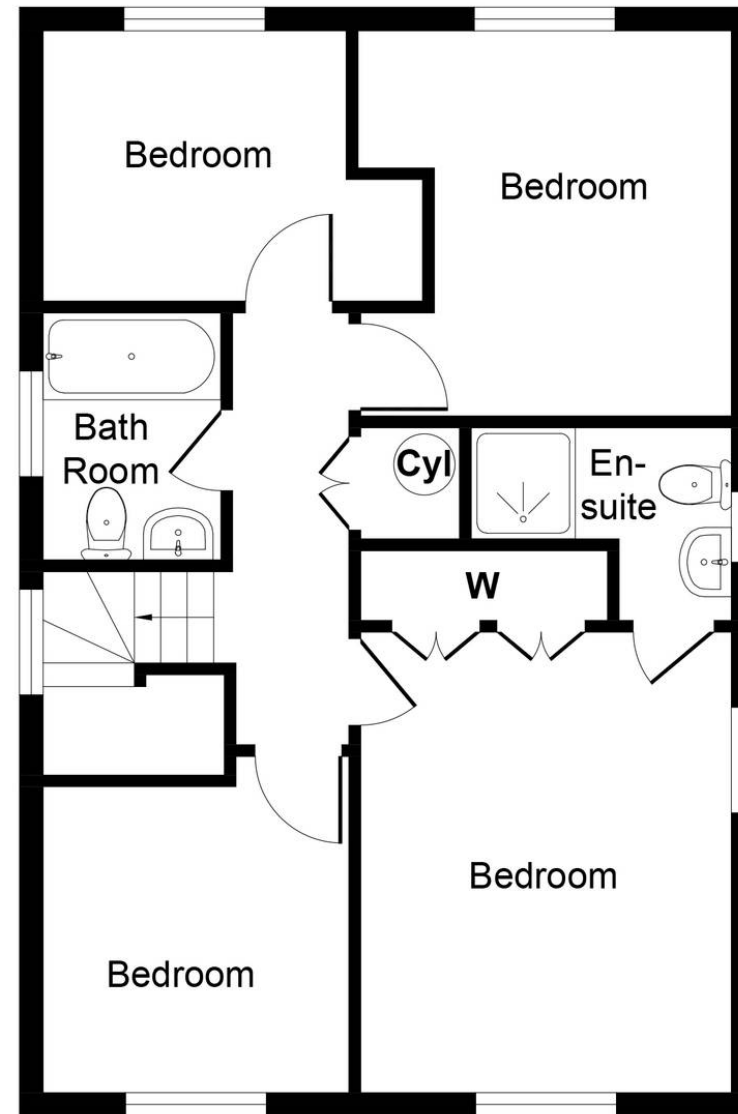
Leading from the kitchen, French doors open up to a lawned rear garden, with hard standing patio and foot path leading to the side gate. The garden is walled, with two areas or bark chipping. An outside water supply can be found.





**STARKINGS
& WATSON**

Ground Floor
Approximate Floor Area
597 sq.ft
(55.46 sq.m)



First Floor
Approximate Floor Area
586 sq.ft
(54.44 sq.m)



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