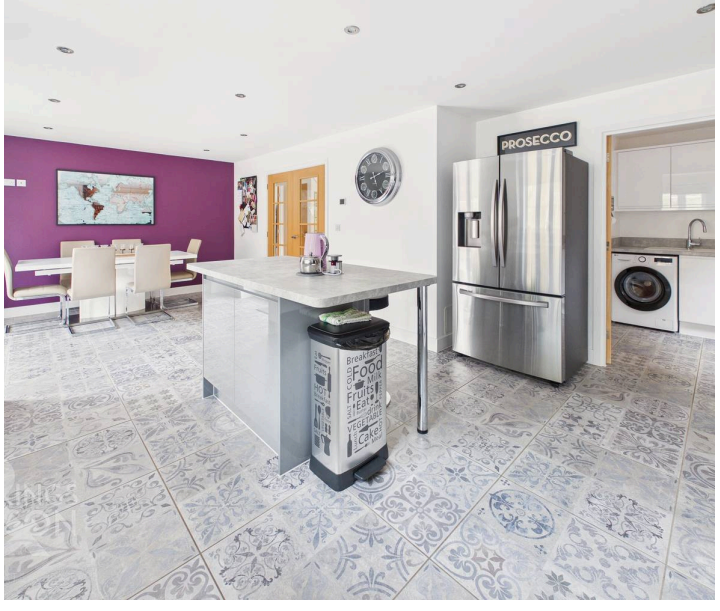


The Ridings, Poringland - NR14 7PS

STARKINGS & WATSON

HYBRID ESTATE AGENTS







The Ridings

Poringland, Norwich

Presenting a HIGH SPECIFICATION 2021 BUILD by Norfolk Homes, this impressive family residence occupies a GENEROUS 0.17 ACRE PLOT and boasts approximately 1800 SQ. FT (stms) of beautifully appointed accommodation. Step through the ATTRACTIVE WALLED FRONTAGE, where a DOUBLE GARAGE and driveway provide ample parking and a welcoming sense of arrival. The inviting HALL ENTRANCE is complemented by useful STORAGE and a W.C. The heart of the home is the stunning 23' KITCHEN/DINING ROOM, featuring CONTEMPORARY HIGH GLOSS UNITS, a striking CENTRAL ISLAND, and seamless access to the garden through FRENCH DOORS. A SEPARATE UTILITY ROOM matches perfectly and includes space for laundry appliances. The 21' SITTING ROOM is bathed in natural light and offer a spacious setting for relaxation or entertaining, while a versatile GROUND FLOOR STUDY/BEDROOM provides flexibility for home working or guest accommodation. GROUND FLOOR UNDERFLOOR HEATING adds a touch of luxury throughout the living spaces. Upstairs, the landing includes ELEGANT GLAZED BALUSTRADES, with doors to the FOUR DOUBLE BEDROOMS - all benefiting from BUILT-IN WARDROBES, with TWO LUXURIOUS EN SUITES and a stylish FAMILY BATHROOM, ensuring comfort and privacy for all. Step outside to discover THE GREAT OUTDOORS, where the rear garden is accessed via FRENCH DOORS from both the sitting room and kitchen/dining room.

A LARGE PORCELAIN PATIO stretches across the width of the property, enhanced by EXTERNAL LIGHTING and direct access to the garage. PATIO STEPS with elegant GLASS BALUSTRADES lead up to a manicured LAWNED AREA, bordered by colourful flower beds to the left. To the right, a DECKED AREA with steps creates an additional social space, perfect for relaxing and enjoying views back towards the house.

Council Tax band: D
Tenure: Freehold
EPC Energy Efficiency Rating: B

- High Specification 2021 Build by Norfolk Homes
- Large 0.17 Acre Plot with Landscaped Patio Seating
- Attractive Walled Frontage Incorporating a Double Garage & Driveway
- Approx. 1800 Sq. ft (stms) of Accommodation including Ground Floor Underfloor Heating
- Hall Entrance with Storage, W.C & Separate Utility Room
- 23' Kitchen/Dining Room with High Gloss Units & Central Island
- 21' Sitting Room & Versatile Ground Floor Study/Bedroom
- Four Double Bedrooms with Built-in Wardrobes, Two En Suites & 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
Set back from the road and approached via a brick-weave driveway, off-road parking is provided for several vehicles with access leading to the double garage and gated rear garden. A low-level brick wall encloses the front garden, which has been neatly landscaped to include slate beds, planted trees, lawned gardens, and a pathway to the main entrance door.

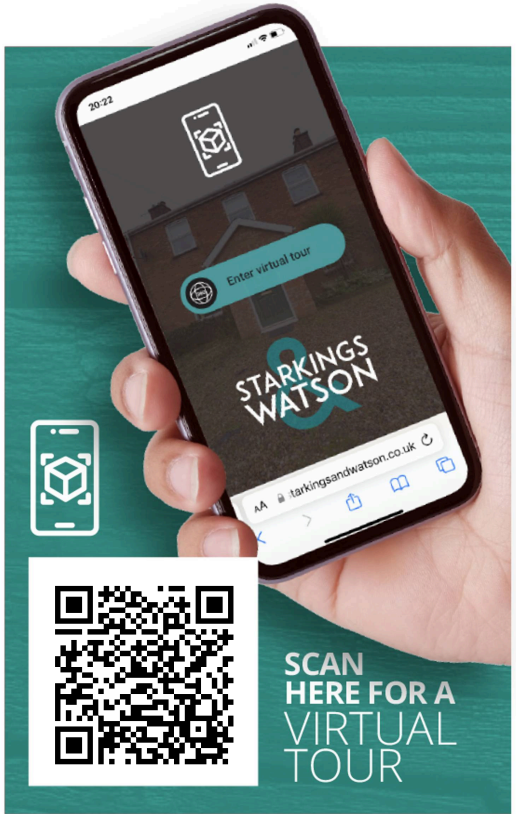
THE GRAND TOUR
Once inside, the porch and hall entrance offers a grand welcoming, with tiled flooring underfoot and underfloor heating. Windows face to the front, allowing for excellent natural light, whilst stairs rise to the first floor landing and two built-in cupboard offer storage. Directly opposite, double doors flow seamlessly into the open-plan kitchen/dining room, which has been fitted to a high specification including a high-gloss range of wall and base level units presented in an L-shaped style. A central island offers further storage and a breakfast bar, whilst integrated cooking appliances include a Neff gas hob with a glass splash-back and extractor fan, and further twin built-in electric ovens and a warming drawer. Tiled flooring and underfloor heating flow through the space, with an integrated dishwasher, and space provided for an American-style fridge freezer, with LED plinth-level lighting, rear-facing window and French doors. A door takes you to the adjacent utility room, finished in a matching style, including space for a washing machine and tumble dryer, with continued tiled flooring, underfloor heating, wall-mounted gas-fired central heating boiler, and side access door. From the hall entrance, a door takes you to the formal sitting room with dual aspect views to front and rear, whilst French doors open up to the garden, with fitted carpet underfoot and underfloor heating. A ground floor W.C leads from the hall entrance, presented in immaculate style and incorporating a two-piece suite with tiled splash-backs. The ground floor study/bedroom offers a versatile range of uses with fitted carpet and underfloor heating.

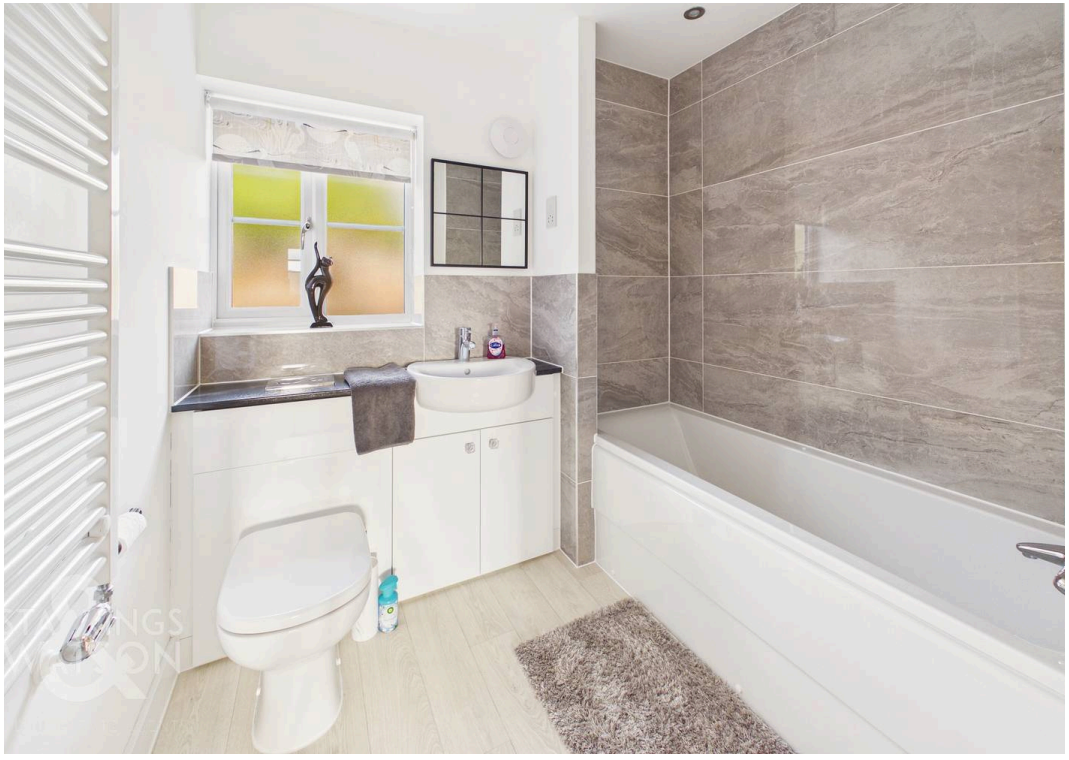
Heading upstairs, the carpeted landing includes the signature Norfolk Homes staircase with glass balustrades and twin built-in storage cupboards. Doors lead off to the four bedrooms, all finished with fitted carpet, built-in wardrobes and uPVC double glazing, with the main bedroom sitting to the rear and including twin built-in wardrobes and a door to a private ensuite shower room - complete with a three-piece suite including storage under the hand wash basin, and walk-in double shower cubicle. The second bedroom sits to the front of the property, finished in a similar style including built-in wardrobes, with a private ensuite leading off and including a three-piece suite with storage under the hand wash basin, walk-in double shower cubicle with a thermostatically controlled shower, tiled splash-backs, and heated towel rail. The remaining two bedrooms have use of the family bathroom, which is spacious and finished in a matching style, including storage under the hand wash basin, panelled bath with mixer tap, tiled splash-backs, wood effect flooring, and a heated towel rail.

FIND US
Postcode : NR14 7PS
What3Words : ///beginning.protrude.ship

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

AGENTS NOTE
The land opposite the property has been proposed for a small residential development.

















THE GREAT OUTDOORS

The rear garden can be access either through the sitting room French doors, utility room or the kitchen/dining room French doors. A large porcelain patio stretches across the width of the property, with external lighting, power points, hot and cold water supplies, and access into the garage. This is an ideal spot for garden furniture to enjoy the warmer months entertaining friends and family. Patio steps with glass balustrades lead up to a lawned area with flower beds to the left. To the right, a decked area with steps creates another social area looking back towards the property. To the rear of the garden, the lawn inclines where a beautiful mature tree sits. The garden is made safe with timber panel fencing, glass balustrades and a latch and brace gate, leading to the driveway and double garage - with an up and over door, storage above, power and lighting.

STARKINGS & WATSON

HYBRID ESTATE AGENTS



Ground Floor



Floor 1

Approximate total area(1)

1701 ft²

157.9 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



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@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 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.