



Mentmore Way, Poringland - NR14 7XE

**STARKINGS
&
WATSON**

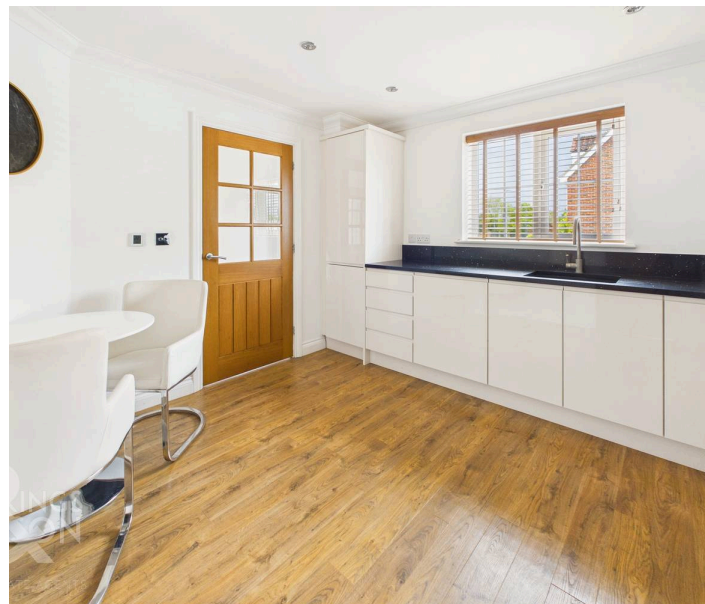
HYBRID ESTATE AGENTS



Mentmore Way

Poringland, Norwich

Guide Price £425,000-£450,000. NO CHAIN. This MODERN detached family home has been DRESSED TO IMPRESS, whilst occupying an OUTSTANDING POSITION next to open GREEN SPACE, and with a WALLED LAWNED GARDEN. Parking is adjacent to the property with a GARAGE beyond. Internally the WELCOMING HALL ENTRANCE offers stairs to the first floor and storage below, with DOUBLE DOORS sweeping into the MAIN SITTING ROOM with a FEATURE BAY WINDOW to side. The KITCHEN is extremely well fitted and includes a RANGE STYLE COOKER and integrated dishwasher, with GRANITE WORK SURFACES adding a touch of class. A door leads to the UTILITY ROOM with space for laundry appliances and a door to the garage. A further cloakroom and DINING ROOM with GARDEN ACCESS completes the downstairs. The downstairs uses UNDER FLOOR HEATING, with radiators upstairs, and the landing leading to FOUR BEDROOMS including the main bedroom with EN SUITE and the family bathroom.



Council Tax band: TBD

Tenure: Freehold

- No Chain!
- Modern Detached Family Home
- Turn Key Property & Ready to Move In
- Welcoming Hall Entrance with Storage
- Sitting Room with Views Over Green Space
- Kitchen/Breakfast Room
- Four Double Bedrooms, En Suite & Family Bathroom
- Landscaped Garden with a Tandem Driveway & Garage

Situated within the South Norwich village of Poringland, the village 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 for a drink on a summers evening, or around the fire in the winter!



SETTING THE SCENE

The last houses before the green space! This ensures a private aspect which is flooded with natural light. The frontage has been planted, along with the side, whilst the driveway offers parking and garage access.

THE GRAND TOUR

Stepping inside a large hall entrance greets you, with wood effect flooring and underfloor heating. The stairs rise up, with storage under, and doors lead to the main reception rooms. Firstly to your left the high specification kitchen offers views to the front, with a contemporary high gloss finish and granite surfaces. The range cooker and integrated dishwasher remain at the property, along with a fridge freezer. The underfloor heating continues through, with space for a table, and a door to the utility room - the perfect space for laundry appliances and access to the driveway. Back into the hall, double doors open to the sitting room which again offers good natural light with a bay window to side and French doors to the rear. The cloakroom is well fitted and is opposite, with a dining room offering further French doors to the rear of the house. The landing offers storage, with doors leading to the four bedrooms. The main bedroom offers built-in wardrobes and a modern en suite with thermostatic shower and an abundance of storage. The family bathroom is equally well finished, incorporating feature tiling, storage and a heated towel rail.

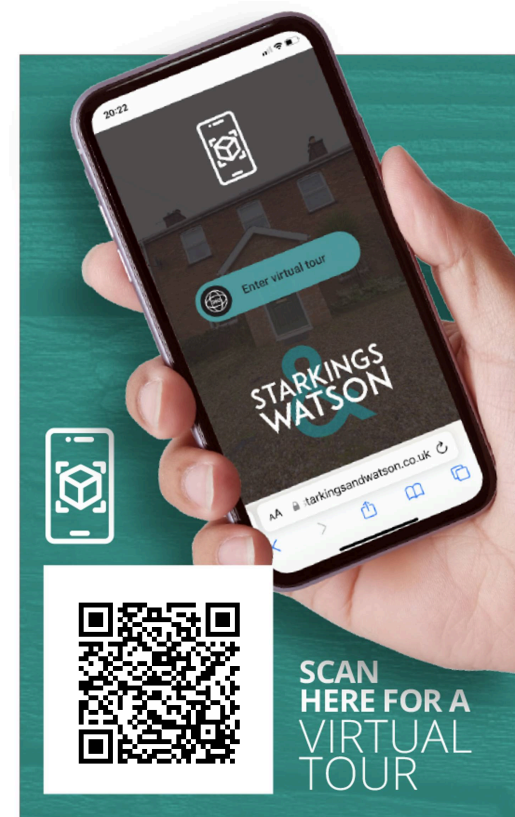
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VIRTUAL TOUR

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





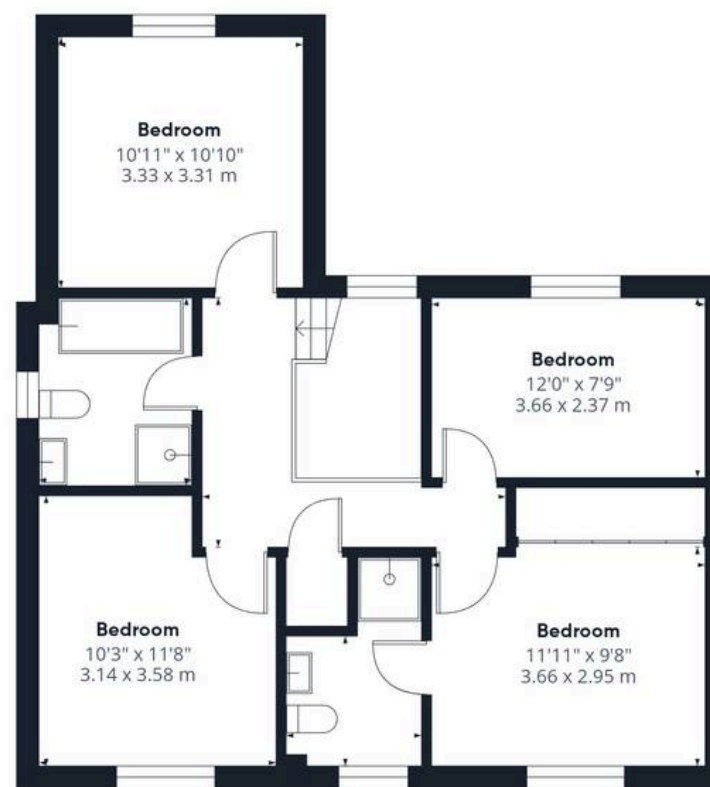
THE GREAT OUTDOORS

The rear garden has been well landscaped, making use of its mainly walled exterior boundaries, with a central lawn and extended patio. Outside power and lighting can be found, along with gated access to the driveway. A useful side door leads into the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾
1340 ft²
124.5 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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