



The Street, Poringland, Norwich NR14 7JT

welcome to

The Street, Poringland, Norwich

Charming detached 4-bedroom cottage with spacious open-plan kitchen, en-suite master and fully-converted garage studio



Description

William H Brown are delighted to present this rare, four-bedroom detached cottage in the heart of the highly-desirable village of Poringland. Set back behind mature hedging, the property enjoys a quiet, gated side driveway with off-road parking and convenient rear garden access.

Step through the side entrance onto a generous hallway and up to the first floor, where a bright living room, an expansive open-plan kitchen/dining area and a handy utility room await. The kitchen is the true centrepiece of the home – complete with a large island, offset dining zone and double glazed doors that flow onto the south-facing lawned garden and patio. A charming conservatory adds extra year-round living space.

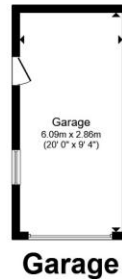
The first floor accommodates four double bedrooms. The principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom, while the remaining three rooms are served by a stylish family bathroom with a freestanding soak-in tub.

The original single-storey garage has been sympathetically dry-lined and converted into a versatile studio or home office, perfect for remote working or creative pursuits.

Outside, the private rear garden offers a mix of manicured lawn, mature planting and a side storage block ideal for a garden workshop. The property is superbly positioned within walking distance of Poringland's village amenities – doctors, dentist, shops, reputable schools and regular bus links to Norwich. Only five miles separate you from Norwich city centre.

Agent's Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



Total floor area 160.4 m² (1,727 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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The Street, Poringland, Norwich

- Detached 4-bedroom cottage (all double rooms)
- En-suite master bedroom with fitted wardrobes
- Large open-plan kitchen/dining with island and double-glazed garden doors
- Conservatory and utility room on ground floor
- Family bathroom with freestanding bathtub
- Side driveway with off-road parking, gated rear garden access
- Minutes from Poringland village amenities and reputable schools
- Only 5 miles to Norwich city centre, rail links and international airport

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR144361 - 0003

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