



Potters Way, Poringland - NR14 7GG

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## Potters Way

Poringland, Norwich

This IMMACULATE Norfolk Homes built end-terrace home offers a WALLED GARDEN which benefits from the SOUTH SUN, along with a GARAGE and DRIVEWAY to the rear of the property. With the USUAL HIGH QUALITY FINISH provided by Norfolk Homes, the property offers a NEUTRAL DECOR and UNDERFLOOR HEATING to the ground floor. Ideally situated for EASY WALKING ACCESS to the centre of PORINGLAND, local bus and school connections, the property is EASY TO RUN and maintain. The HALL ENTRANCE offers a practical meet and greet space with BARRIER MATTING underfoot, with doors to the CLOAKROOM, dual aspect SITTING ROOM with built-in STORAGE, and the OPEN PLAN KITCHEN/DINING ROOM which BOASTS an UPGRADED FINISH, space for a TABLE and FRENCH DOORS to the garden. The first floor offers TWO DOUBLE BEDROOMS, one with a HIGH QUALITY EN SUITE SHOWER ROOM and the FAMILY BATHROOM. The rear GARDEN has been landscaped with PATIO and LAWN, with direct access to the garage.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Semi-Detached Home
- Underfloor Heating Downstairs
- Hall Entrance & Cloakroom
- Kitchen with French Doors
- Two Double Bedrooms
- En-Suite & Family Bathroom
- South Facing Gardens
- Garage & Driveway

Situated on the Norfolk Homes development within the South Norwich village of Poringland, The Ridings is the most recent Norfolk Homes development in the village. Poringland 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 for a drink on a summers evening, or around the fire in the winter!

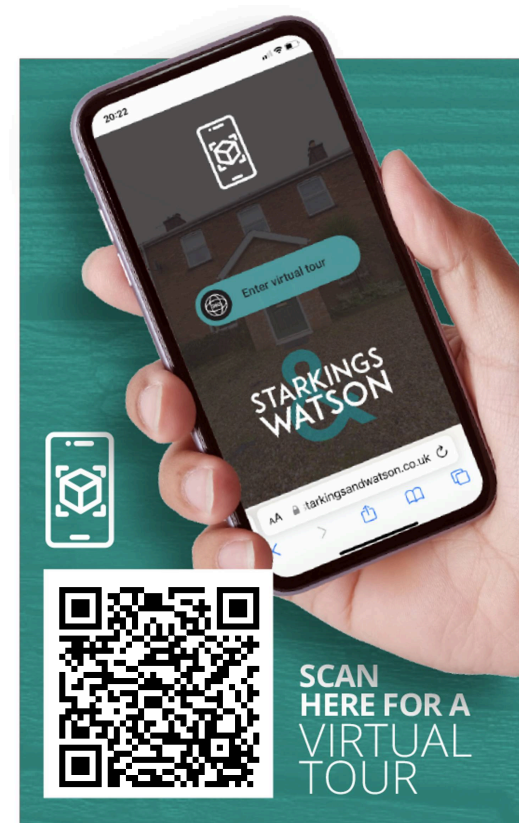


## SETTING THE SCENE

The property is approached via a brick weave driveway in front of the garage providing parking, with a hard standing pathway leading towards the main entrance door.

## DIRECTIONS

You may wish to use your Sat-Nav (NR14 7GG), 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 left at the mini-roundabout onto The Ridings. Turn left onto Potters Way, following the road around to the right, where the property can be found on the right hand side.







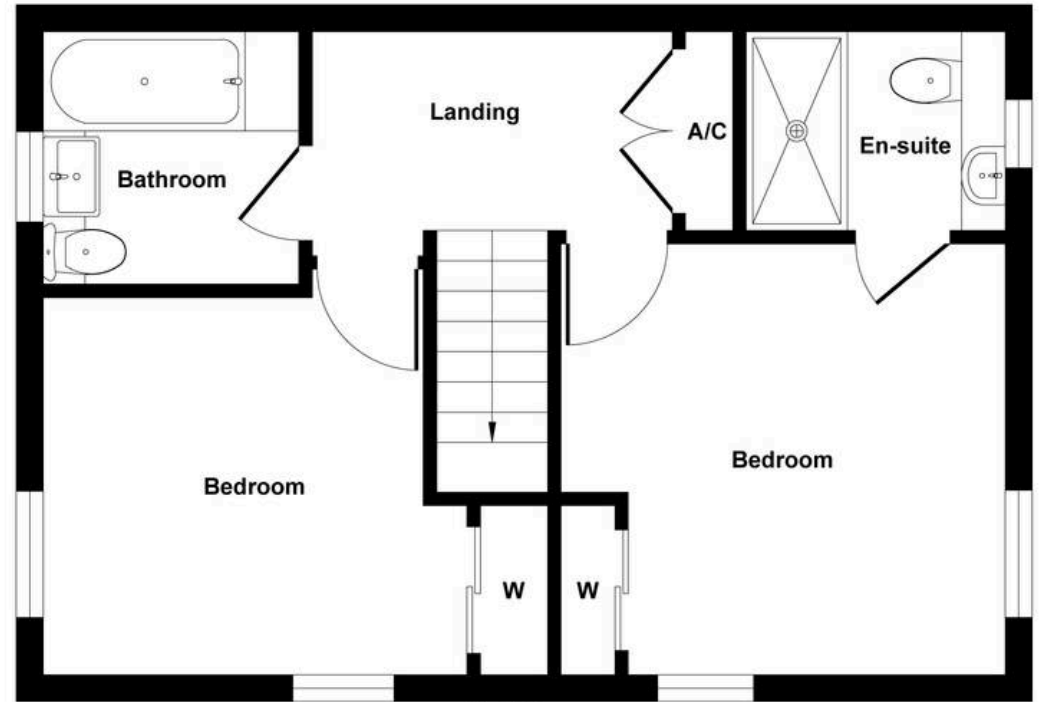
## THE GREAT OUTDOORS

The walled garden is mainly laid to lawn and offers a patio area with hard standing pathway, leading to the rear garage access. Fenced to the right hand boundary, gated access leads to the side. Access leads to the garage, with an up and over door to front.





Ground Floor  
 Approximate Floor Area  
 435 sq. ft  
 (40.41 sq. m)



First Floor  
 Approximate Floor Area  
 379 sq. ft  
 (35.21 sq. m)

Approx. Gross Internal Floor Area 814 sq. ft / 75.62 sq. m





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.